Motels and Resort Cottages

FERNAND HALLÉ
MATÉRIAUX ET ÉQUIPEMENT DE CONSTRUCTION
BUILDING SUPPLY & EQUIPMENT
ST-HYACINTHE

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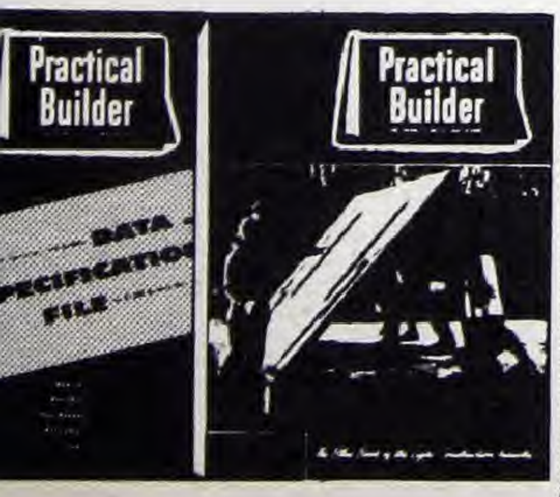

PRACTICAL BUILDER

5 South Wabash • Chicago 3, Ill.

Published by **Industrial Publications, Inc.—**
Largest Publishers of Building Industry Magazines

PRACTICAL BUILDER
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BSN DEALERS' DIRECTORY ISSUE
BUILDING MATERIAL MERCHANT & WHOLESALER
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Opportunity on the HIGHWAYS

Highway motels are becoming big business. With civilian America again on wheels accommodations along the highways will be in heavy demand. Motorists are avoiding crowded city hotels where advance reservation troubles, noise, lack of parking facilities, etc., add to travel exhaustion. Hotel people are aware of this and two large chains are already in the motel business.

The opportunity for building new motels and modernizing existing tourist courts is open to many builders. Throughout the South and Southwest highway motels are far advanced in beauty, layout and service. Above the Mason-Dixon Line tourist courts generally have little to offer on all three points. With the expanding motel industry there is no reason why the highways in the North could not be dotted with attractive groups of buildings, tempting enough in appearance and built substantially to warrant year 'round business.

Because this market is expanding PRACTICAL BUILDER presents a review of various phases of tourist court planning.

BECAUSE A TOURIST COURT represents a considerable investment, it is essential to conduct a thorough research into every element surrounding its likelihood of success or failure before building.

LOCATION—No item is more vital than good location. Among the factors entering into choosing a site are: (a) average car count in the region contemplated for the motel, with emphasis on out-of-state licenses; (b) availability to a major highway; (c) permanency of highway—they are sometimes relocated overnight; (d) the proximity to a town or shopping center; (e) distance from too many competitors, and (f) equitable cost of utilities or, if unavailable, the expense of installing them.

Modern super-highways, in a concession to speed, tend to by-pass population centers, thus many motels generally will be located some distance from the nearest town. However, the suburban courts will have city utilities as an equalizing factor against the smaller traffic count they may experience by not being on the heavily traveled highways.

Ideal sites are in the clover leaf, rotary or circle intersection of two or more well traveled highways; or in a curve on a popular artery—the curve automatically slows traffic.

As a motor court primarily sells sleep, a quiet neighborhood should be selected. And because a court attracts other businesses (some of them noisy) provisions should be made to combat this evil, either by buying additional land or by contacting nearby land owners as to their plans for the future. Also, a careful check of zoning regulations is suggested.

PLANNING—The motel of the future, it is predicted, will have ultimate accommodations of not less than 50 rooms, a main building, a coffee shop, an auto repair installation and adequate auto storage facilities.

It is unnecessary to erect the entire court at one time, as long as provisions are made for expansion when conditions warrant it. Nor is it wise to build to last indefinitely; any court, no matter what design, will be outmoded in 20 years.

Choice of construction materials and methods will depend on availability, cost, climate, natural surroundings, personal preferences, etc., but, in general, the objective is to attain reasonably long life, easy maintenance, beauty, fire resistance and comfort.

The main building, ordinarily housing the offices, lobby, living room, coffee shop, owner's quarters and linen room, is not only the nearest to the road but is the first building entered by the prospective guest, so considerable thought must be paid its "eye appeal."

The trend in modern motels is to rooms large enough to live in, not simply a bed with walls around it. The average room will have an over-all floor area of at least 16′ x 18′, including bath and closet. The average height will be 9′. In an area this size the bath could be 5′ x 8′, and the closet 2½′ x 4′.

Building arrangement can be varied, however will usually follow one of the general patterns.

Individual Units Around a Court.—More practical in warm climates. Provides absolute privacy, permits following land contours when building, gives each room right angle ventilation and each bathroom an outside window, and is "eye appealing." However, this layout forces guests and employees to face the weather going to and from the main building. Also, the building cost per unit is expensive, as are utility installations.

Open Court Under One Continuous Roof.—Construction costs and utility installations are less than in individual units, and guests do not encounter the elements. But less privacy is afforded and, because of the box-like enclosure, it is less appealing from the road.

Central Lobby and Wings, One Roof.—Using lobby as hub with all rooms branching out in wings, combines many

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of the best features of individual units and one roof layouts. Assets can be seen readily, but liabilities include a large investment for land area to accommodate the wings, and expansion is costly. Landscaping four courts increases the financial burden.

LIGHTING—Courts, unlike other businesses, sell service 24 hours a day. This service includes lighting. The illumination in a modern motor court serves a dual purpose; it attracts the guest, then serves him.

Fluorescent lighting equipment is rapidly gaining in popularity. In incandescent fixtures the trend is toward indirect or semi-indirect equipment which sends most or all of the light toward a light-colored ceiling from which it is returned diffusely to the level at which the seeing is being done.

Properly placed for guest comfort, incandescent floor and table lamps combined with fluorescent lighting becomes a good decorative feature.

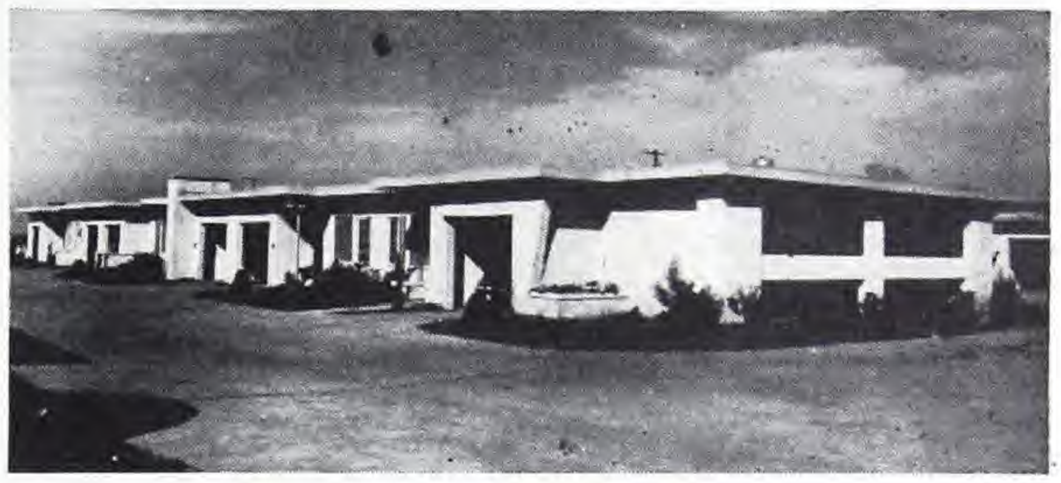
Built-in or close mounted panels are popular at the present time, and new ideas for fixture placement are constantly being utilized in motels. A few in use are: directional incandescents set in the main building canopy to add color to entrance lighting, garden lighting to illuminate sidewalks (a safety feature), recessed lighting units containing cottage names or numbers, fluorescents cleverly worked into wall and cabinet mirrors, and a long fluorescent tube supported by the shower curtain rod.

Entrance to Cavalier Lodge, McKinney, Texas. This court has 34 individual apartments, each with private bath, attic fan ventilation and a large adjoining garage. Of brick construction with concrete floors, plastic walls, metal lathing and shingle roofs, each rental unit cost approximately $3,000 (built 1946), complete with furniture. Located on 6 acres of level ground, buildings are set back approximately 100 feet from the highway to eliminate noise and afford lawn space. There is a telephone and coin-operated radio in every room and porter service is available at all times. A little more than 60% occupancy is required to meet overhead. Rates range from $3 for a single to $4.50 for double occupancy.

Sufficient wall outlets are essential—there can never be too many. Numerous wires running to one outlet are unsightly and dangerous.

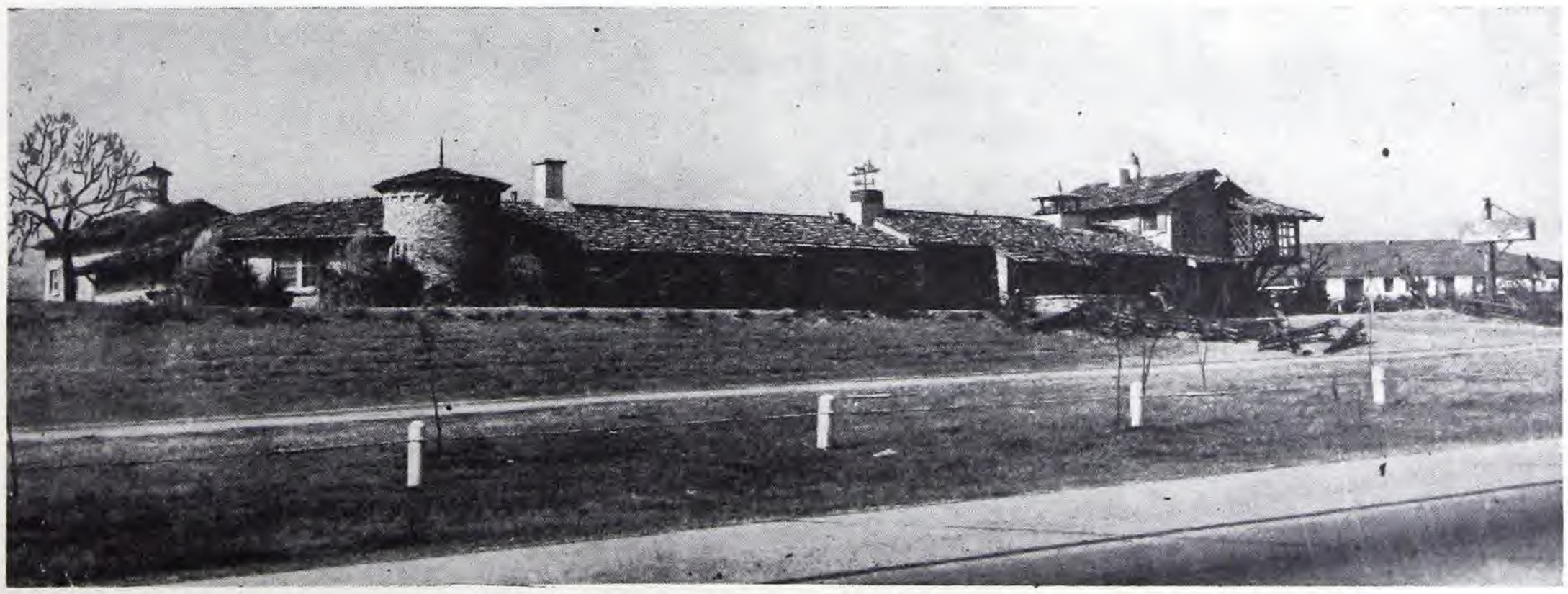
PLUMBING—A plentiful supply of pure, tasteless water and an adequate disposal system are prime requisites. If the water is not clear or tastes bad the only alternative is a conditioner or softener. If the court is outside the municipal sewerage system a septic tank must be installed.

Because they are competing more directly with hotels, new courts will have kitchenettes. However, if cooking



Two views of the Skyline Motel, located in Dallas, Texas, built and operated by builders Lewis & Lamberth. This court, constructed of native stone, utilizes sharp, square corners coupled with gracefully curved abuttments to highlight the modernity of its design. Both circular and square windows harmonize with the architectural scheme. Top photo shows one of the series of rental units surrounded by wide paved driveways. Each unit has an adjoining garage. The central heating and air conditioning unit is housed in building in the immediate foreground. Lower photo shows the administration building, with the entrance to the court located between the living quarters on the right and the owner's quarters on the left.

BELOW: El Rancho-Tel, Dallas, Texas, as seen from highway. Constructed of rough, vari-colored, native stone this motel has long, low, rambling, ranch house style of the Southwest. Old wagon wheels leaning casually against the building and portions of an ancient wooden fence dotting the landscape emphasize the effect.



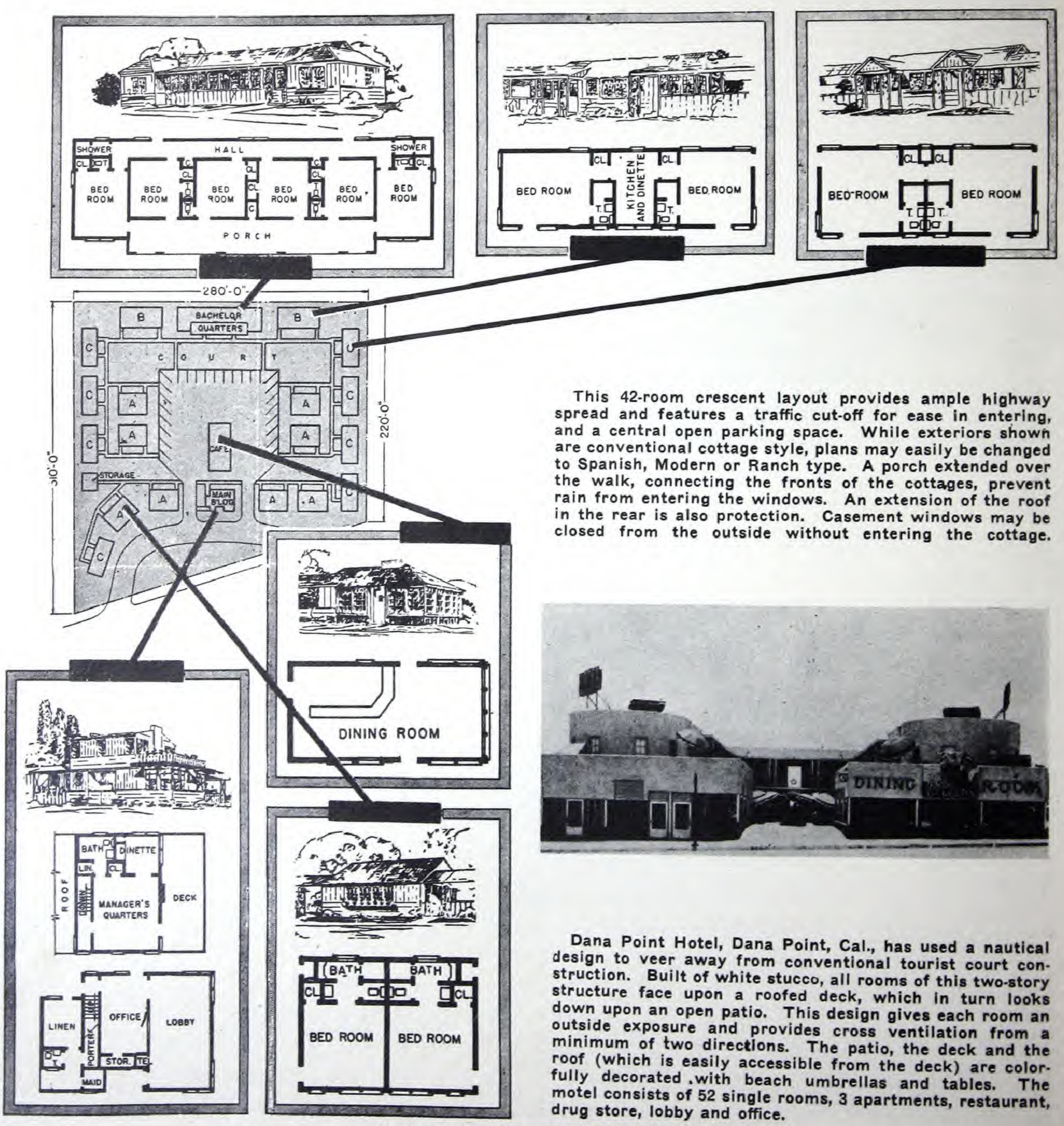
facilities are installed, these basic principals must be remembered; design the kitchens as compactly as possible with a practical work-saving arrangement, and buy good equipment that is easy to clean and maintain.

Individual hot water heaters have been popular in the past, and from present indications they will remain so. These units have one distinct advantage over a central system—if a breakdown occurs only one cottage is inconvenienced. Circulation, whether with the individual type or the central plant, is convenient and adds but a few dollars to the installation cost.

COFFEE SHOP—Surveys show approximately one-half of the present motels have coffee shops, but about half of these rate little higher than hamburger stands. The attitude that serving food is a necessary evil is fallacious, there is money to be made and it offers a welcome accommodation.

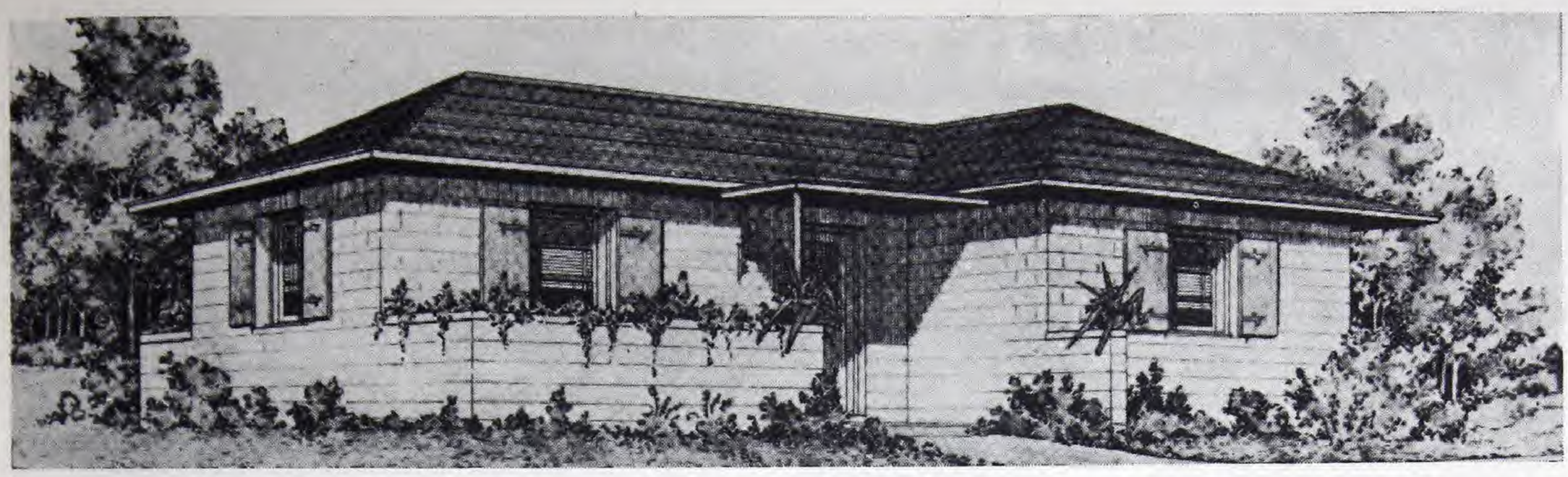
The coffee shop should be incorporated in the main building and the size will depend upon the estimated number of meals to be served and the facilities available. Using 2,000 sq. ft. as the space that has been allocated to the restaurant, it should be divided as follows: dining room—850-900 sq. ft.; kitchen—850-900 sq. ft.; storage, garbage, refrigerators, etc.—200-300 sq. ft. Here again, if foresight is exercised, it is not necessary to build the entire unit originally.

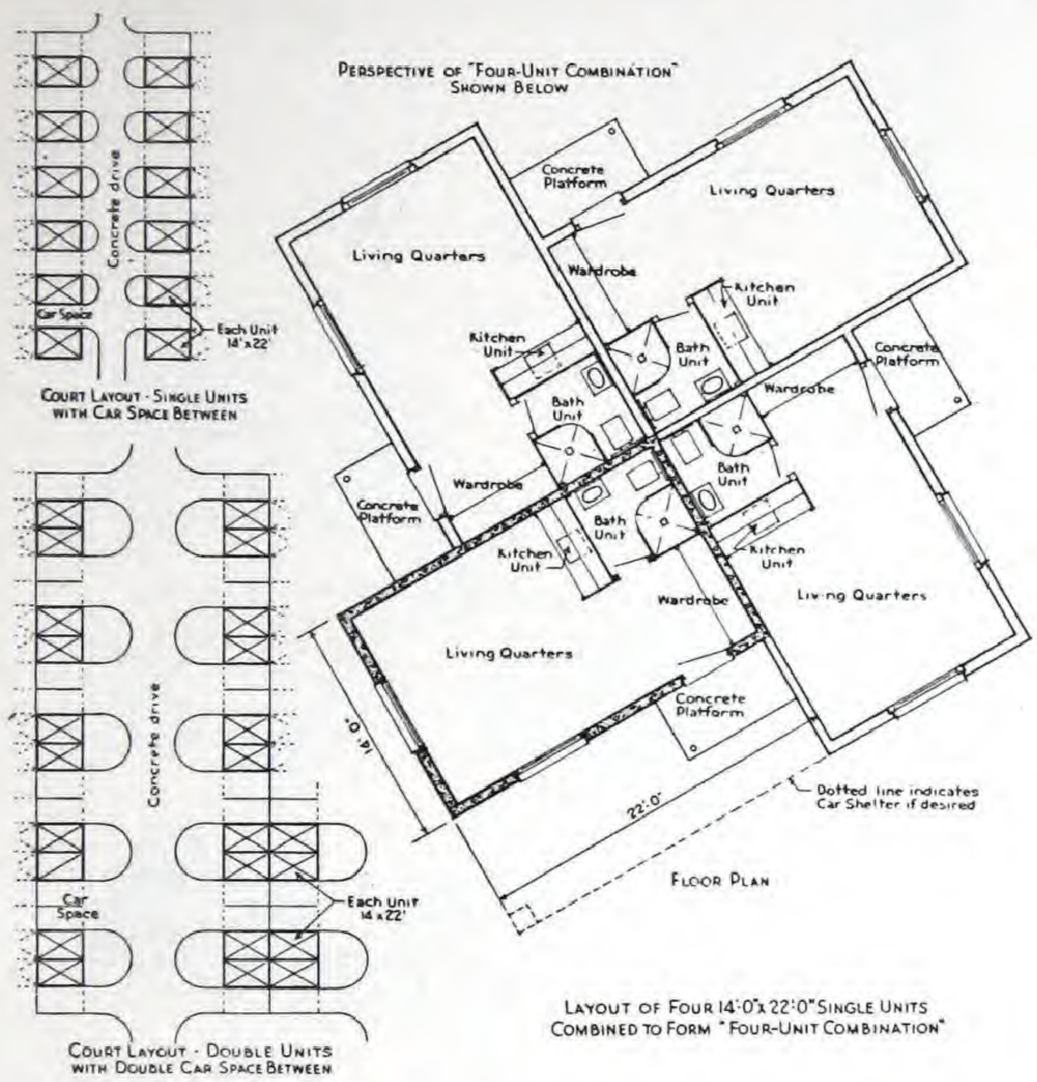
Experts say it is wise to have both counter and booth service, thus attracting diners desiring quick service and those wishing to linger. Well lighted, well ventilated,



This 42-room crescent layout provides ample highway spread and features a traffic cut-off for ease in entering, and a central open parking space. While exteriors shown are conventional cottage style, plans may easily be changed to Spanish, Modern or Ranch type. A porch extended over the walk, connecting the fronts of the cottages, prevent rain from entering the windows. An extension of the roof in the rear is also protection. Casement windows may be closed from the outside without entering the cottage.

Dana Point Hotel, Dana Point, Cal., has used a nautical design to veer away from conventional tourist court construction. Built of white stucco, all rooms of this two-story structure face upon a roofed deck, which in turn looks down upon an open patio. This design gives each room an outside exposure and provides cross ventilation from a minimum of two directions. The patio, the deck and the roof (which is easily accessible from the deck) are colorfully decorated with beach umbrellas and tables. The motel consists of 52 single rooms, 3 apartments, restaurant, drug store, lobby and office.





immaculate rest rooms are a MUST; it has been said that well kept rest rooms will attract more business than good food.

AUTO REPAIR—Motorists provide practically all motel revenue. For this reason the problem of auto repairs and service is important, and the farther a court is away from a town, the more important it becomes.

The size of this unit will depend upon the estimated amount of business computed from the known car count. In construction and appearance it will follow the design of the remainder of the buildings. As the majority of the noisy repair work will be done at night, it should be located sufficiently far from the cottages to permit sleep, yet close enough to be convenient.

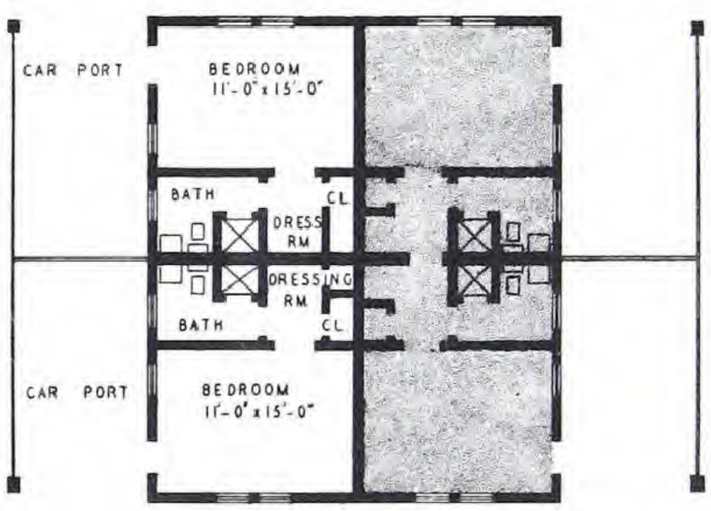
Passing motorists and local residents, as well as motel patrons, will be a source of revenue, especially for small items, gas, oil, etc. For this reason it is vital that plans provide ample space for large, attractive rest rooms.

FINANCING—Today tourist courts, because of general public acceptance, are a big business with vast profit potentialities. Therefore, lending agencies no longer consider them the financial pariahs they did twenty years ago. However, each case of motel financing will be investigated as thoroughly as any other building project.

In addition to the original cost, the owner must be prepared to operate for several months if necessary without income, and for a longer period with small revenue.

ORGANIZATION—In a court having only a few rooms most of the work can be done by the owner and his family, and wages will be negligible. In larger courts the pay roll expenditure will depend upon the

Plan directly below.



rent-rate structure, number of units, local wage scale, percentage of occupancy and amount of work assumed by the owner.

ACCOMMODATIONS—Experience has proved that units ranging from single rooms for traveling men, to four-room combinations for families are popular. Each single room should have a private bath, and larger combinations either individual or connecting baths.

MANAGEMENT—Experts have frequently said that only the largest and most pretentious courts should be operated on other than a pay-in-advance basis. This

Steel casement windows add a modern touch to this motel built of hollow tile with stucco veneer. Second floor is of wood construction with wide siding. Manager's office is at entrance.

includes not only room rents but all other phases of operation wherein payment is involved.

EQUIPMENT AND FIXTURES

The average motor court room includes:

Probably 75% of the rooms will have double beds, and 25% twinbeds. Each bed should have a covered box

This radio-equipped lodge, nestled at the foot of a large hill, is built around an open court and utilizes colorfully painted shutters to contrast with the whiteness of the stucco buildings.

spring and inner spring mattress. Also, the following should be included:

One three-drawer glass-topped chest of drawers.

One glass-topped one-drawer night table; one glass-topped one-drawer occasional table.

A glass-topped writing desk.

One easy chair, one occasional chair and one straight chair.

One mirror hung over the chest of drawers; one full length mirror built into outside of bathroom door.

Venetian blinds.

One indirect ceiling fixture; one lamp on the night stand; one bed lamp over each bed; two lamps on the chest of drawers; one direct and indirect floor lamp; one lamp on the writing desk; and a light over the mirror in bathroom.

There should be ashtrays on every table, several on the chest of drawers and writing desk, and two standing type.

Indestructible waste basket.

Two fold-away baggage racks.

Screen doors should be provided, and equipped with strong locks.

SUPPLIES

The following room supplies are based on a court of 35 rooms:

There should be one set of two sheets with three additional sets in reserve for each bed.

One mattress cover for each mattress and a reserve of 12.

One pillow for each bed and a reserve of 24.

One pillowcase and three in reserve for each pillow.

One pillow cover for each pillow and a reserve of 24.

The number and kind of blankets needed for each bed will depend on the location of the court and type of blankets purchased. When the number of blankets is ascertained there should be a reserve supply of one additional blanket for about 60% of the beds.

About 1/3 more bedspreads should be purchased than the actual number of beds.

Only one set of window drapes per window need be supplied, if venetian blinds are standard equipment.

A glass tray holding two tumblers and a glass pitcher should be placed on the chest of drawers.

The writing desk should be equipped with pens, ink, blotters, stationery, post cards and telegraph blanks.

MINIMUM BATHROOM SUPPLIES:

One bath and one face towel for each guest daily, one of each in the laundry, and four of each in reserve.

Four bath mats for each bathroom.

Two guest-sized cakes of soap per guest, per day.

Two water tumblers for each bathroom.

Small box of cleansing tissue should be in each bathroom, with a request to use it for lipstick removal and cleaning of razor blades.

OPTIONAL BATHROOM EQUIPMENT:

Recessed toilet tissue holder.

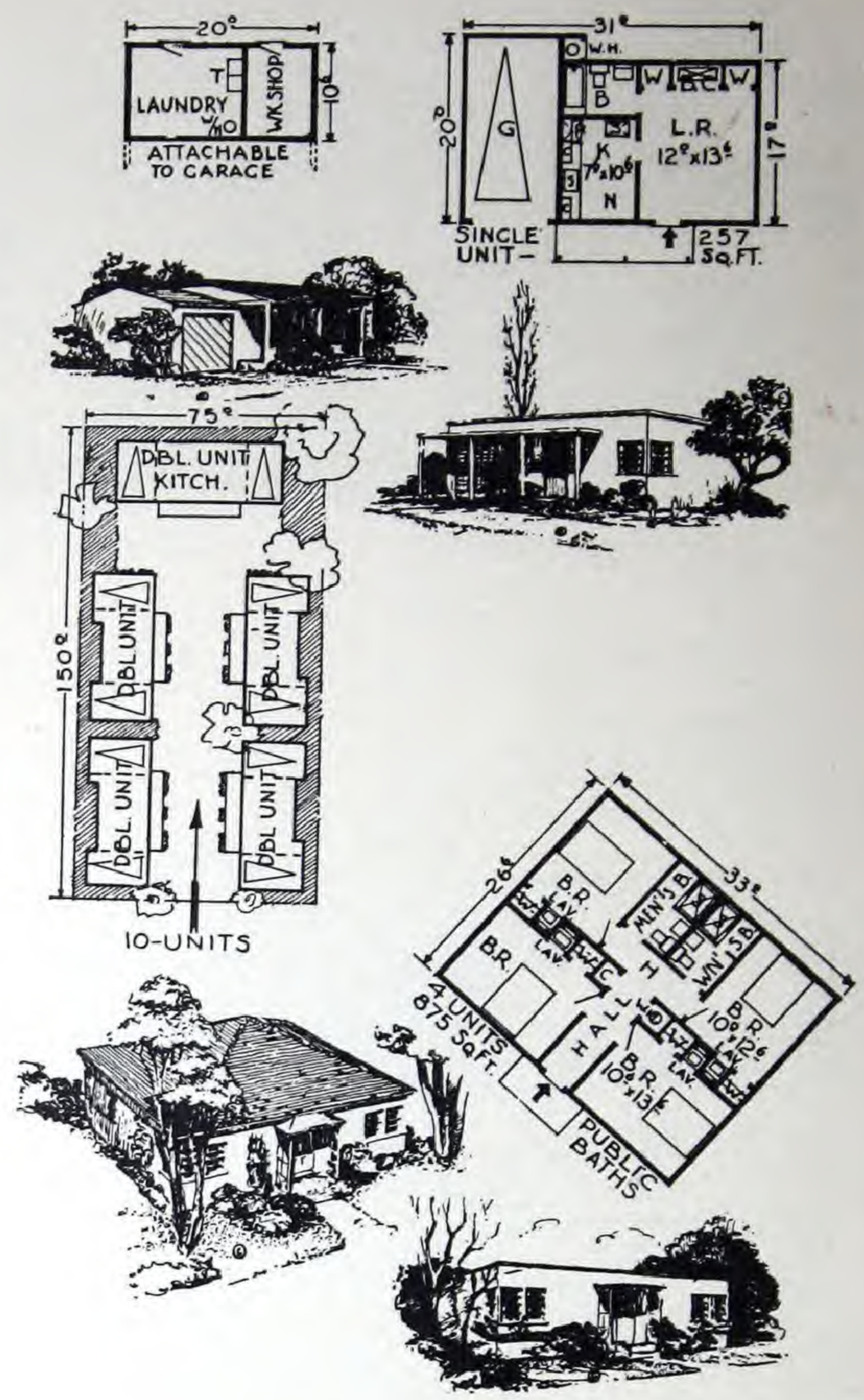
A recessed shelf 5" deep, 10" high and wide, as mirror to replace medicine cabinet.

Used razor-blade receptacle built into back wall of recessed shelf and so marked.

Combination bottle opener and corkscrew with hook for shoe cloth, attached to doorjamb just inside bathroom door.

Circulating ice water.

Ceiling lighting fixture.



The buildings nearest the highway are two-story to compensate for sloping ground and to add appeal to the entrance. Sign can be seen for several hundred feet in each direction.

Much of the material has been taken from "Tourist Court Plan Book," published by the Tourist Court Journal, Temple, Tex., "Establishing and Operating a Year-Round Motor Court," a U. S. Dept. of Commerce publication, Washington, D. C.; and "Tourist Court Red Book," issued by Tourist Publications, Chicago, Ill.

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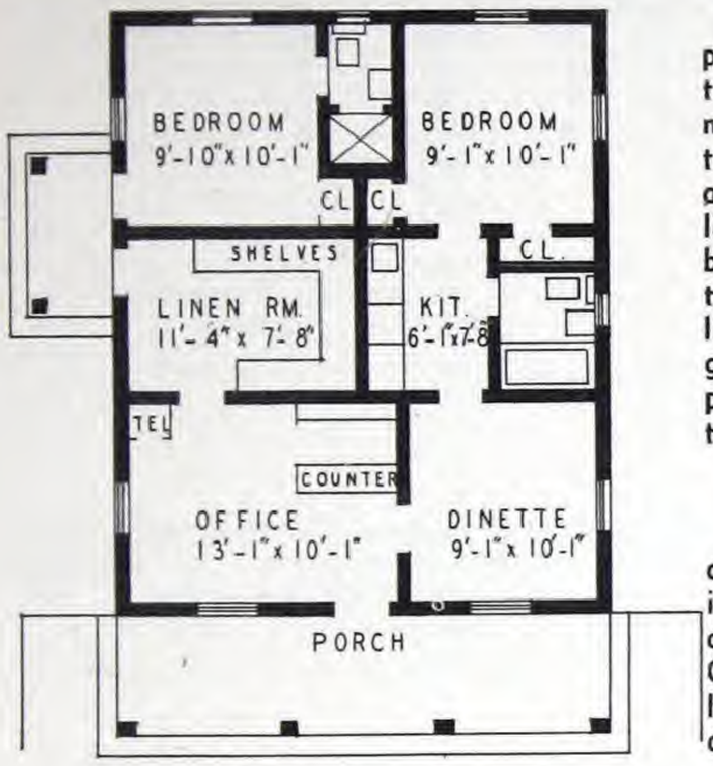
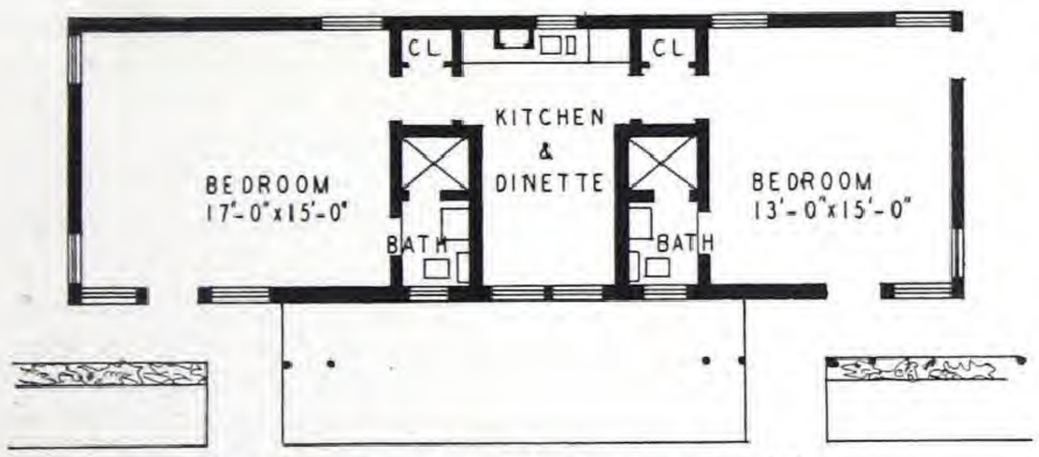
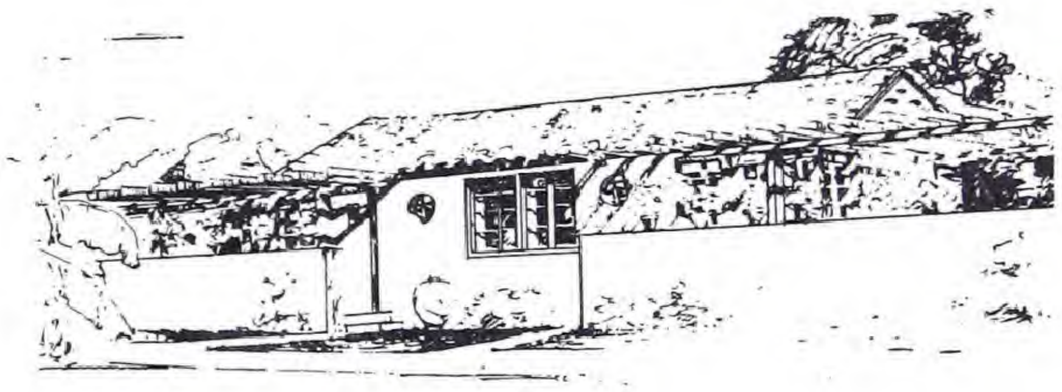


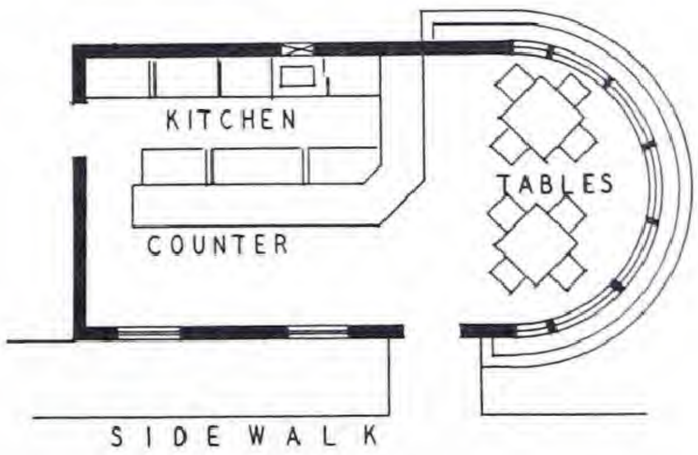
Some typical examples of tourist court interiors in the more modern type of structure. Small details such as knotty pine panelling (above right), cupboard separation between sleeping and living section (right), give these rooms an appearance far superior to the average hotel room.

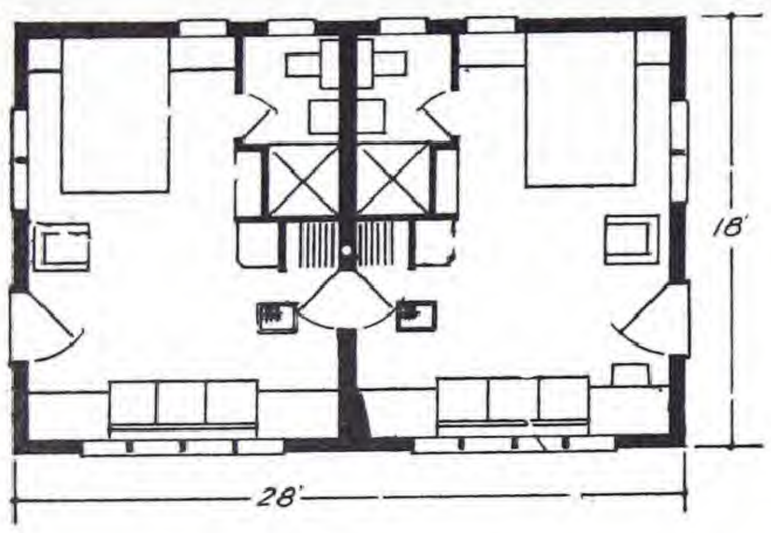
Floor plan (left) shows combined office and living quarters of manager or owner of tourist court. Office is at front, while living area is away and at rear.



Rendering for above plan appears on right.

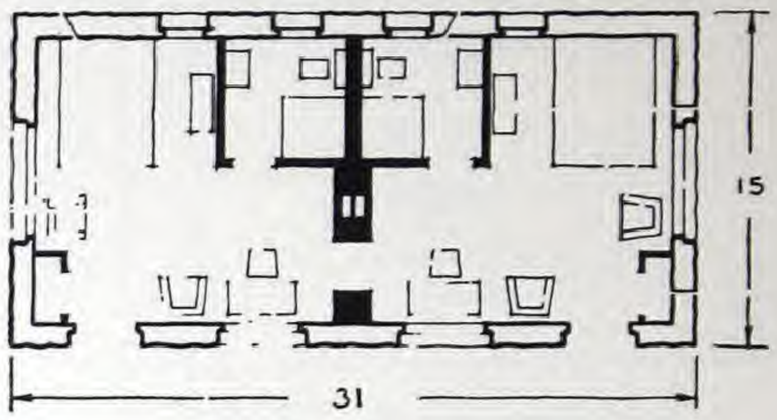






ABOVE, LEFT: Dual overnight cabin made of concrete block, raking out every third horizontal joint and making all vertical joints flush. Note wide eaves for shade.

ABOVE, RIGHT: Alternate dual overnight cabin for an area where field stone is plentiful.



Floor plan shows accommodations for two groups desiring connecting facilities. Double doors between units assure privacy, if desired. Each unit has a separate floor furnace which is fed automatically from central storage. Hot water can be from central supply or from individual heaters in each bathroom.

Variation of plan for separate units with connecting door. Set-up provides overnight accommodations for two persons traveling separately, or with additional beds, up to six people can be accommodated. By placing window sills at least 3 ft. from floor, many variations in arrangement of furniture are possible.

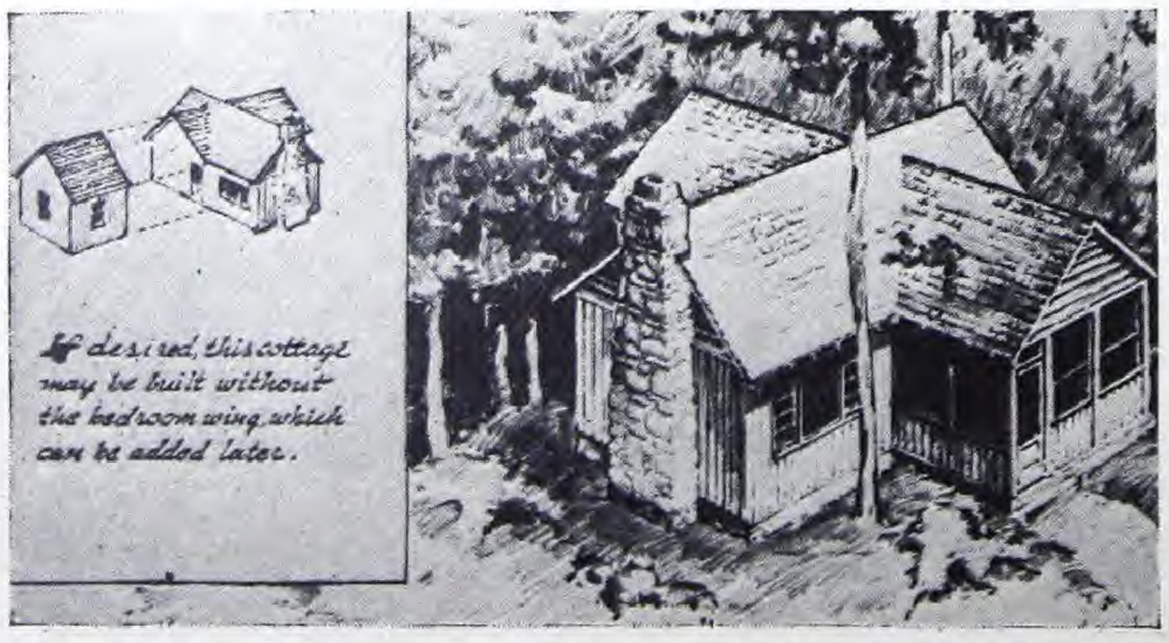
Well-Planned Tourist Cottages

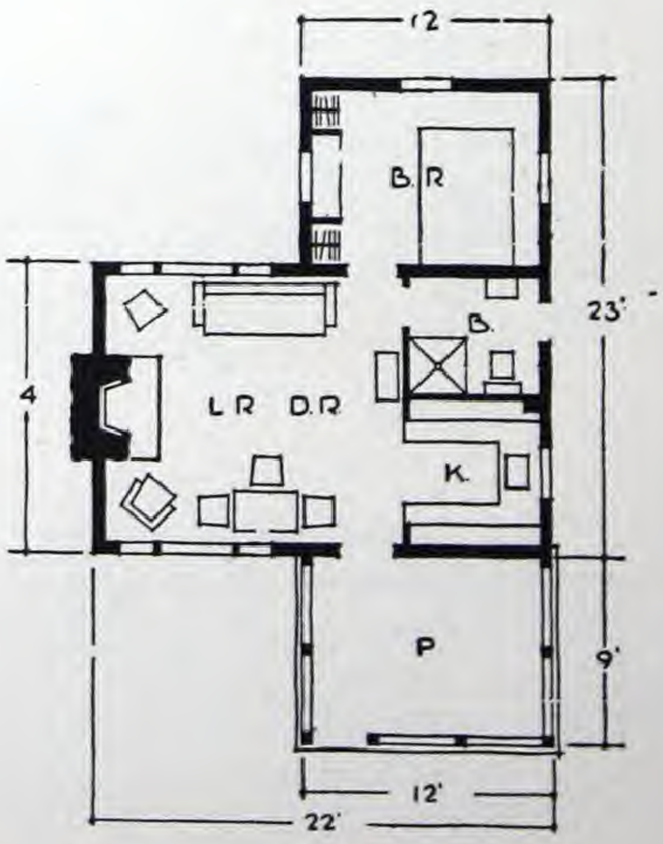
WHEN MR. AND MRS. AMERICA TAKE TO THE HIGHWAYS this summer, they will be providing a large market for builders in the construction of tourist cabins and cottages, as well as larger units for multiple occupancy. Preference for this type of accommodation has been on the increase because of lower cost to the tourist, services equal to those found in hotels, avoidance of city traffic and greater privacy. Cottage-type buildings shown here are suitable for tourist courts or can be for private use.

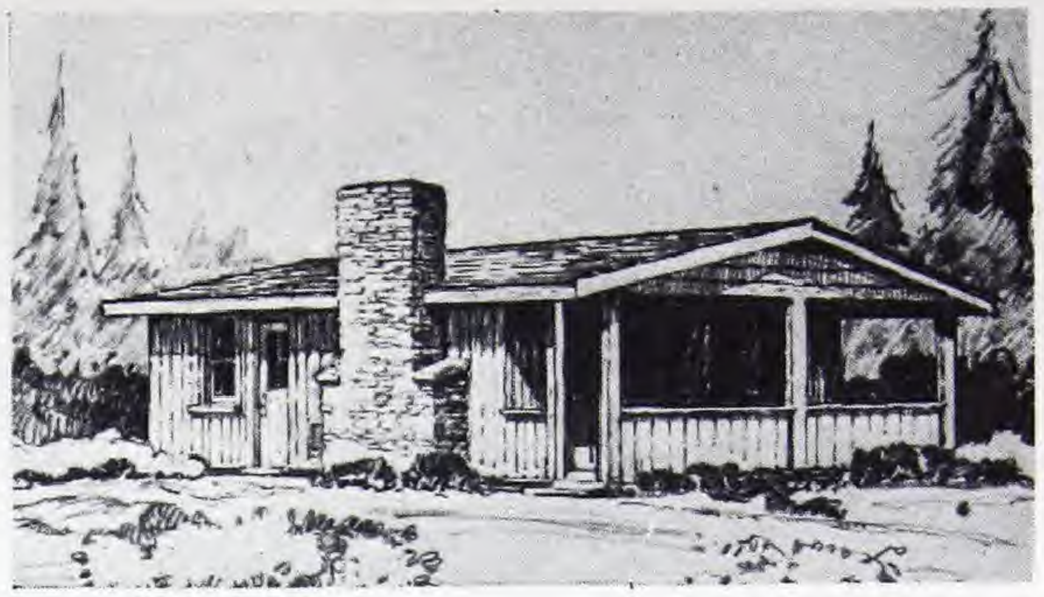
In the construction of these units, there are a number of problems peculiar to this type of building that should be taken into consideration. As in project development, the property should be surveyed and platted, keeping in mind the number and size of buildings required, amount of space for walks, drives, play areas and sewage disposal. If building codes and zoning regulations apply, they should be checked to be sure there are no violations, and provision for attractive landscaping is a prime consideration.

Maintenance costs, as well as first cost, should receive careful thought. Sound construction means lower maintenance. Insulation for warmth during the colder seasons and against heat during the summer can mean the difference between a profitable operation or a loss. Insulation against sound is almost of equal importance.

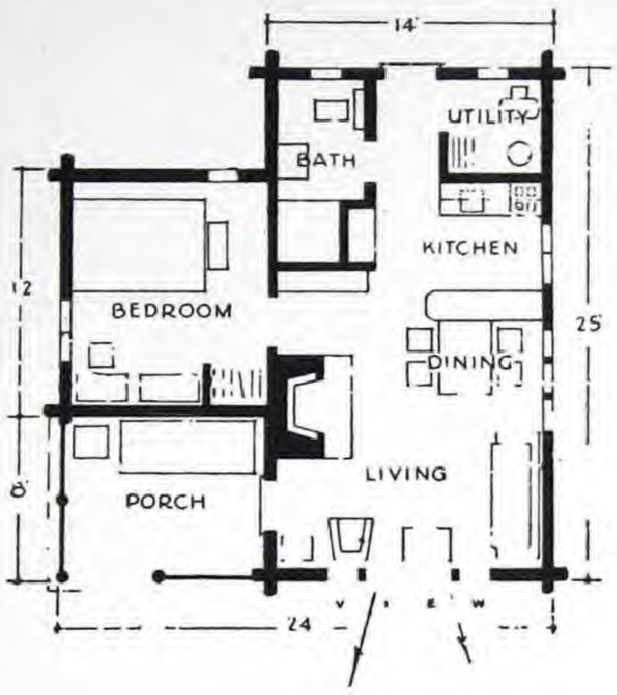
Exterior (below) and floor plan (right) of cottage that can be built in "expansible" manner if gables are built on each side for the addition of bedroom and porch at a later date. U-shaped kitchen allows more elaborate layout than is ordinarily found in cottages. Note that bathroom is provided with outside and inside entrance, outside entrance can be used by bathers to change clothes in bathroom and avoid tracking sand into cottage.

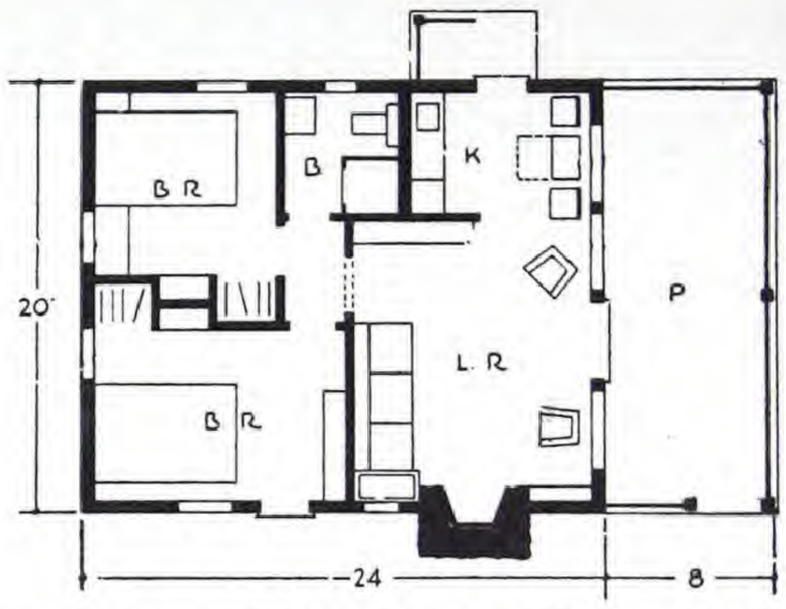






Elevation (above) and floor plan (right) show unit with kitchen and dining facilities for extended stay. In addition, there is a utility room that has space for a running water system and hot water heater. Picture window in living room, which has fixed center sash and hinged side sash, should face best view. Kitchen unit groups sink, stove and refrigerator.





Two-bedroom cottage with exterior of half logs, edged and grooved with spline between. Storage wall dividing bedrooms has built-in dressers and closet space. Back-to-back plumbing for kitchen and bathroom provides economical construction. Fireplace in this and other units is circulating type. If cottage is in a densely wooded area, porch can be omitted to admit more light to the living room.

Single units generally are fairly close together and multiple units, if of light construction with no sound insulation, will afford little privacy. Heating costs will be lower, also, if all openings are weatherstripped and joints are well caulked.

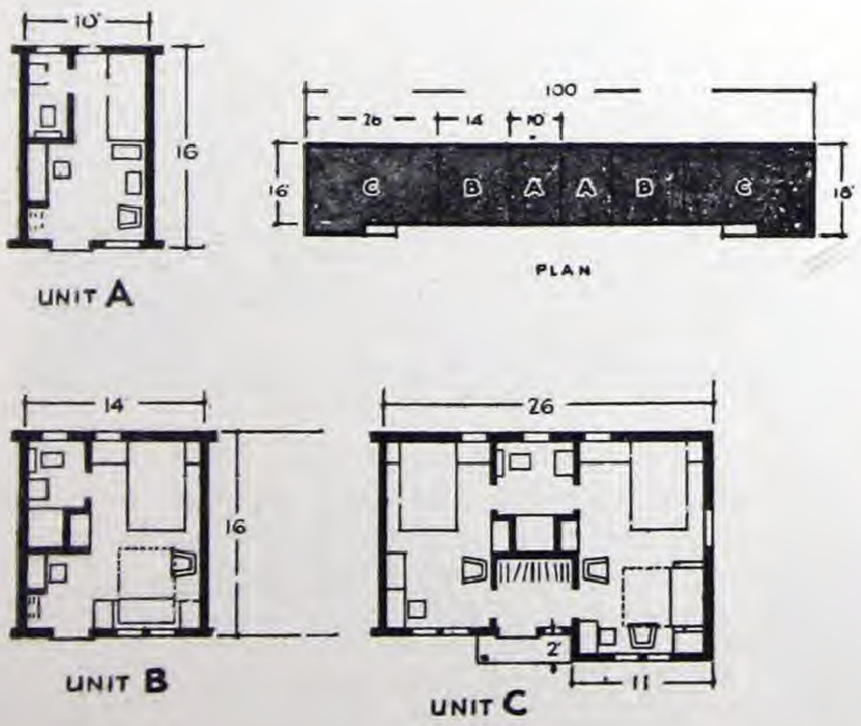
Heating and Electrical Facilities

Heating equipment should be of ample capacity, and since most single and double units have individual heaters that are operated by the occupants, they should be foolproof to avoid fire hazards. If liquid or liquid petroleum fuel is used, a central storage tank away from the cabins will serve to reduce the fire hazard. Electric wiring should be amply sized since the owner has little control over the number of appliances that the occupants may use and people may be more careless about turning them off than they would be in their own homes. Under these circumstances, overloads can occur easily.

Water supply and waste disposal are factors in the location of the buildings. After a safe supply has been located, location of septic tanks, cesspools, pumps and other equipment can be determined. Selection of the proper sized pump depends upon the total amount of water required for drinking, bathing, eating, laundry, and fire protection and maintenance of grounds.

Generally, it is more economical to use a central system, especially when the buildings are closely grouped and demand is fairly constant. Builders can secure the cooperation of local and state health departments in design of waste disposal systems, and approval by these departments of waste disposal is a general requirement.

Drawings and data courtesy Conservation Institute, Michigan State College, East Lansing, Mich., C. A. Gunn, Agricultural Engineering Dept.



Floor plan (left) and exterior (below) of multiple unit. Two double and four single units are provided, double units being at each end of the building with four single units between. Ample use of built-ins is made to keep wasted floor space at a minimum.

All Roads Lead—
TO WELL-PLANNED TOURIST COURTS

Double unit, each having private living room, dressing room, bedroom and bath. Rear view shows garage which has entry directly into living quarters for easy loading and unloading.

IT'S A LONG TRAIL from the two-lane roads of yesterday to the superhighways of today — and it's just as far a cry from the old tourist cabins to the well-planned, attractive tourist court of today. The "Rail Fence Tourist Hotel" on U. S. Highway 77 just south of Oklahoma City, Okla., built and operated by Robert W. Finley and Dan M. O'Shea of Finley-O'Shea Construction Co., Oklahoma City, is outstanding as an example of efficient tourist court planning designed to meet today's high standards.

All Comforts Included

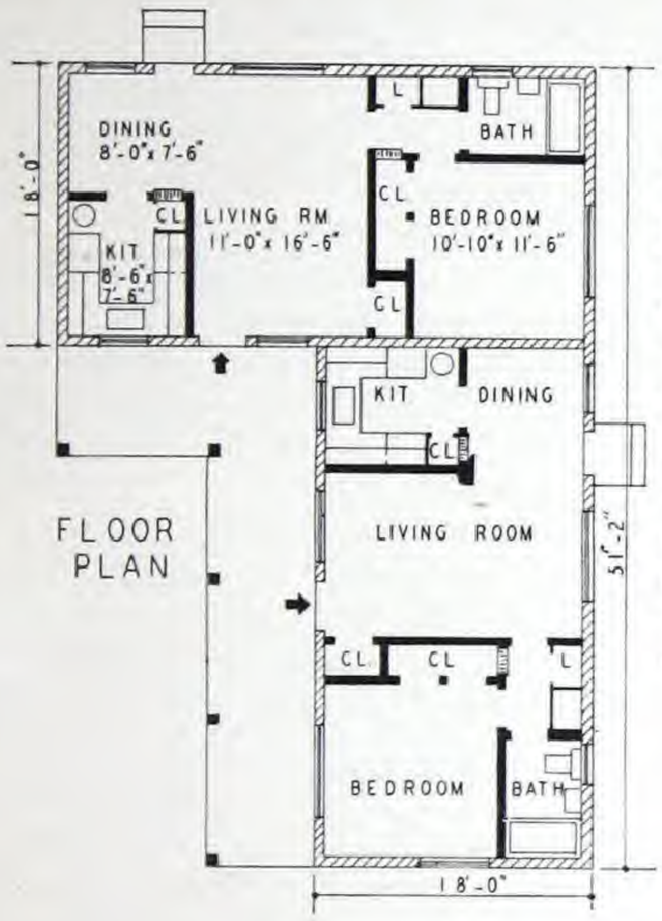
Sound construction is used throughout, and in addition, extra comforts are included that help bring in the business. Among these are a guest laundry with two automatic washers, a dryer and an ironer.

Services usually found in hotels, such as telephones, radios and room service are included also.

Right: Parquet flooring contrasts with the walls and ceiling of the administration office, and the picture windows contribute a feeling of spaciousness.

Left: View of the office and desk. Walls are striated plywood and ceiling is made of squares of the same material, stained as shown. A wall-mounted gas heating panel is visible through door at right.

TWO
For the Price
OF ONE

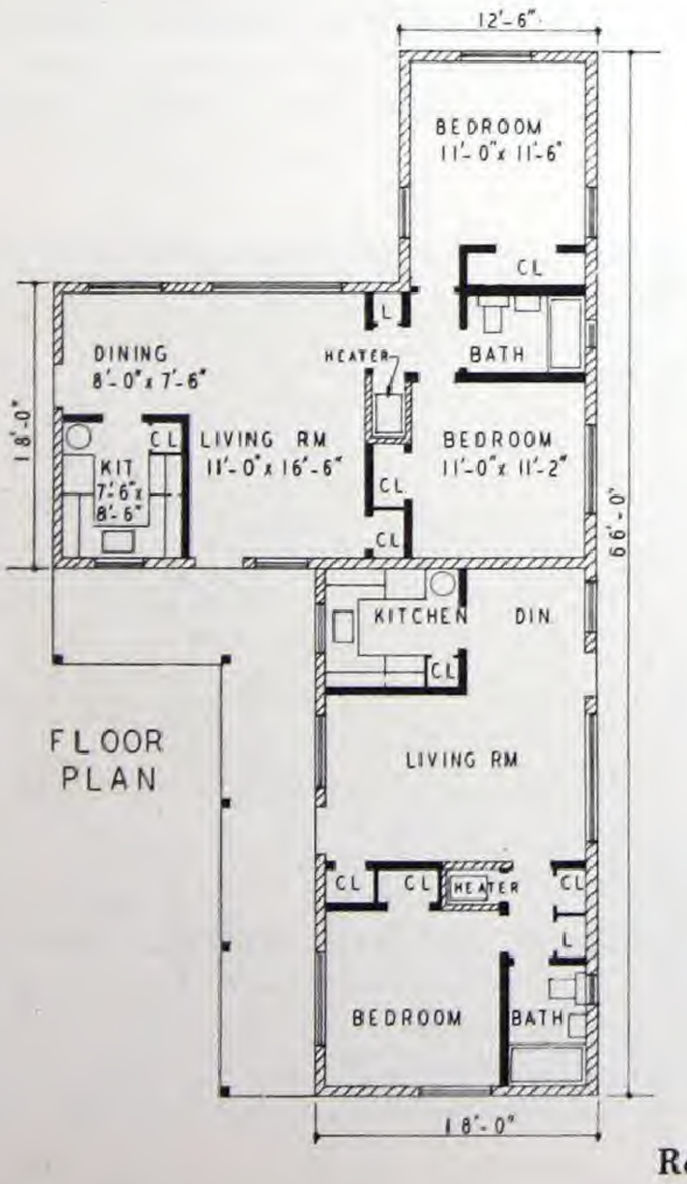


Plan at the left shows the 2-unit structure as built. Since the climate permits, recessed wall heaters are used instead of central heating. This allows more space for closets. In the plan at the lower left, there is provision for an additional bedroom and central heating is incorporated. Comparison of the two shows necessary changes.

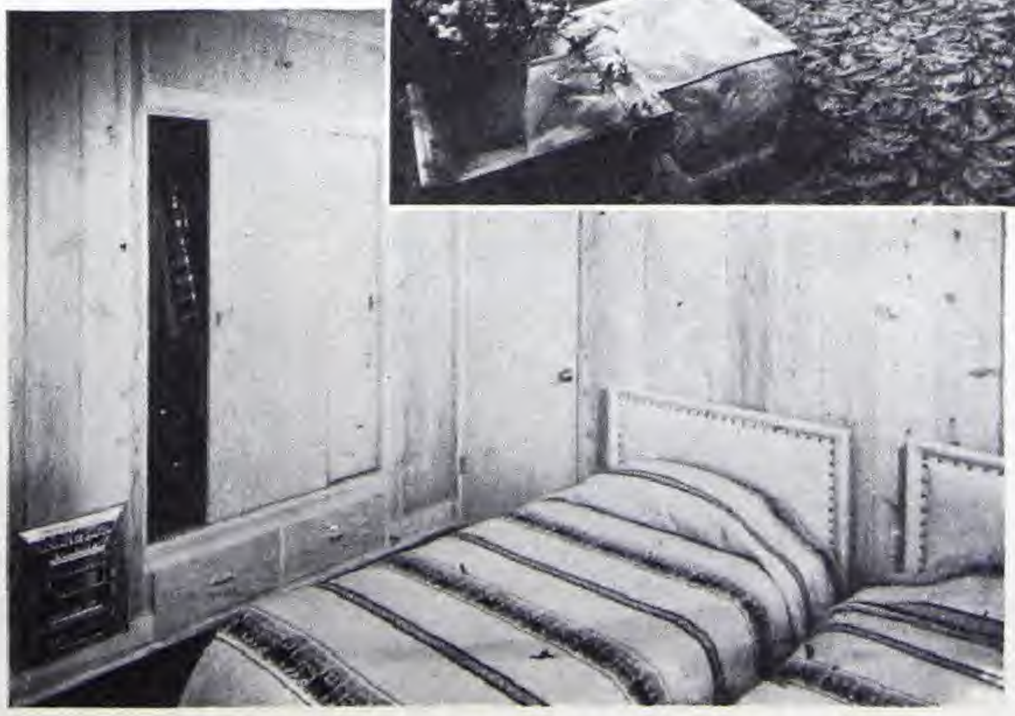
IT'S A DOUBLE VALUE, no matter how you look at it! Two rental units in one structure on a 50-ft. lot that, ordinarily, is large enough for only one house. And the monthly payment is approximately $85.00—two for one again. These duplexes were built on adjoining lots so that, although the area is small, the overall effect is one of plenty of space (see front cover). That's the record of Harry Foster, Tucson, Ariz., builder and Blanton & Cole, architects and engineers. This is one of several such projects designed by the well-known Tucson architectural firm.

Although in a climate where no basement is required, and where custom sticks to one story, there is no reason why both these features cannot be added. If codes and zoning will permit, a second and even a third story could be added, identical in layout with the first, to increase the number of rental units. Construction is of brick, with concrete footings, foundations and floors.

Photos courtesy Western Ways, Kenny McVey.



Striated plywood ceilings, knotty pine partitions and painted brick walls furnish pleasing contrast in the living room. Far end of the room shows dining alcove, and entrance to the kitchen is at right of alcove.

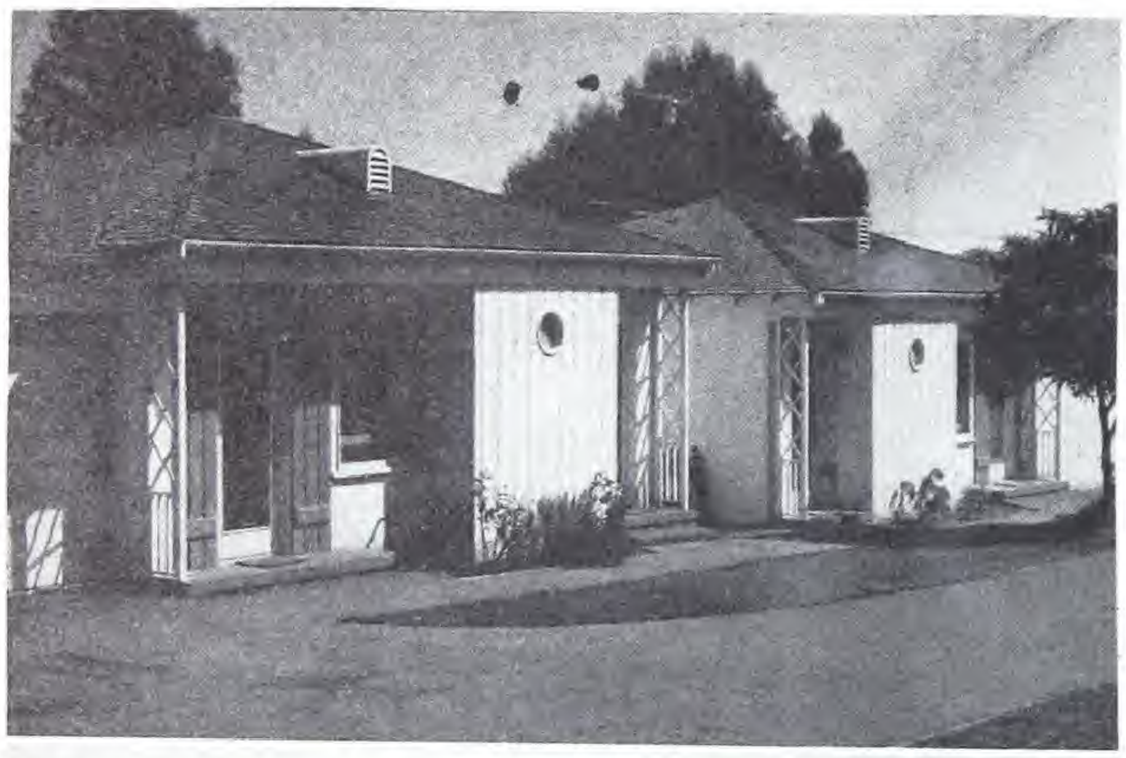


Knotty pine paneling is used in the bedroom, although plaster finish can serve as an alternate. Wardrobe has a sliding door with storage space above and below. Heater is recessed into wall at lower left.

PB Album of Ideas

Random-width log cabin siding of Western Pines, as used on Log Cabin Court, Phoenix, Arizona, makes a fine sidewall.

The light color and smooth surfaces of Western Pine bevel siding, as exemplified in the Mizzou Tourist Court at Columbia, Missouri, make it easy to paint and maintain.



Western Pine economy siding gives the Monterey Motor Inn at Santa Monica, Calif., an informal modern appearance.

Horizontal application of 12" knotty Ponderosa Pine Paneling is shown by this interesting unit in Vinmar Motel, San Francisco.

A rustic effect is attained here with rough-sawn Ponderosa Pine on a hotel bungalow in Lassen Volcanic National Park, Manzanita Lake, Calif. Blanchard and Maher, Architects.

For low-cost paneling and ease of maintenance, the Western Pines are without a peer. Random widths are used to good effect in this attractive lodge.

PB Album of Ideas

El Patio Lodge, Fort Worth, Tex., used Sugar Pine for paneling the office walls.

A friendly atmosphere is created by this attractive paneling of Idaho White Pine at Siesta Motor Court, Alpena, Michigan. Good for years without redecorating.

The beauty of Western Pines is enhanced with use. An example is Spruce Tree Lodge in Mesa Verde National Park, Colorado.

Western Pine Association,

Pine paneled dining room, White Mountain Lodge at Rock Springs, Wyo.

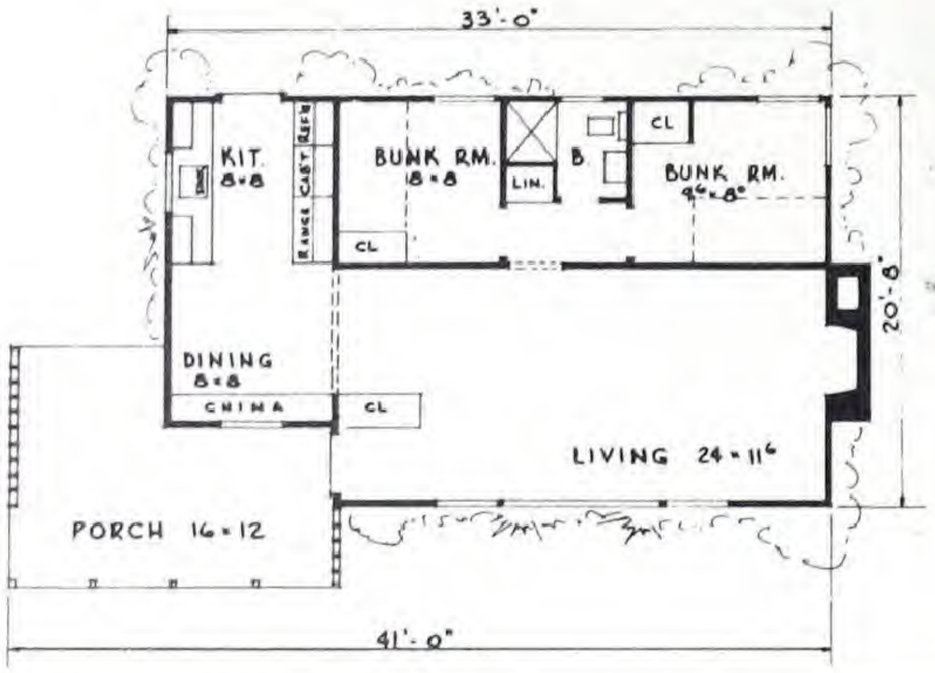
Spotless kitchenettes entirely paneled in Knotty Pine are a feature of the 99-Knotty Pine Motel at Stockton, California.

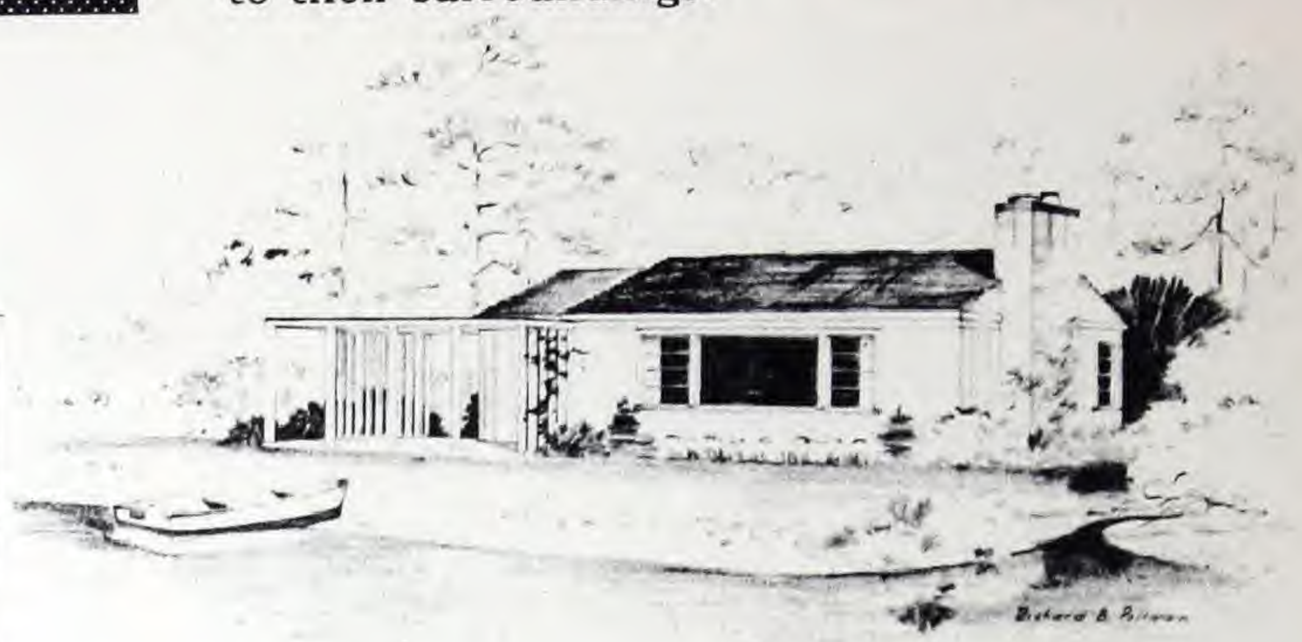
SUMMER RETREATS

Every one of the designs below will swell the pride of its owner. Here is evidence that summer homes can be designed to serve their purpose well and still be beautiful additions to their surroundings.

DESIGN H-79

HOUSE 648 SQ. FT.—7,660 CU. FT.

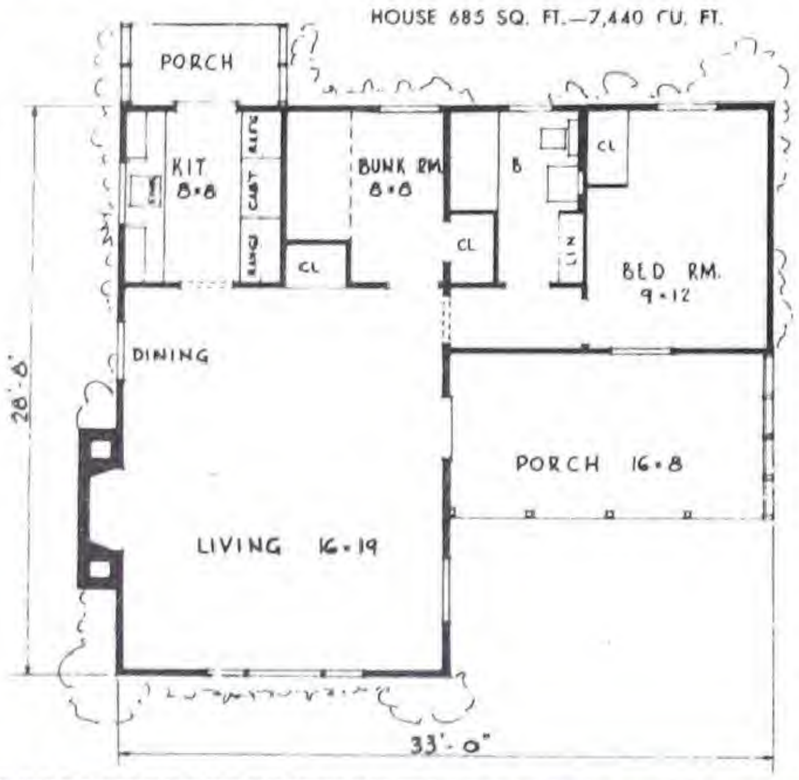


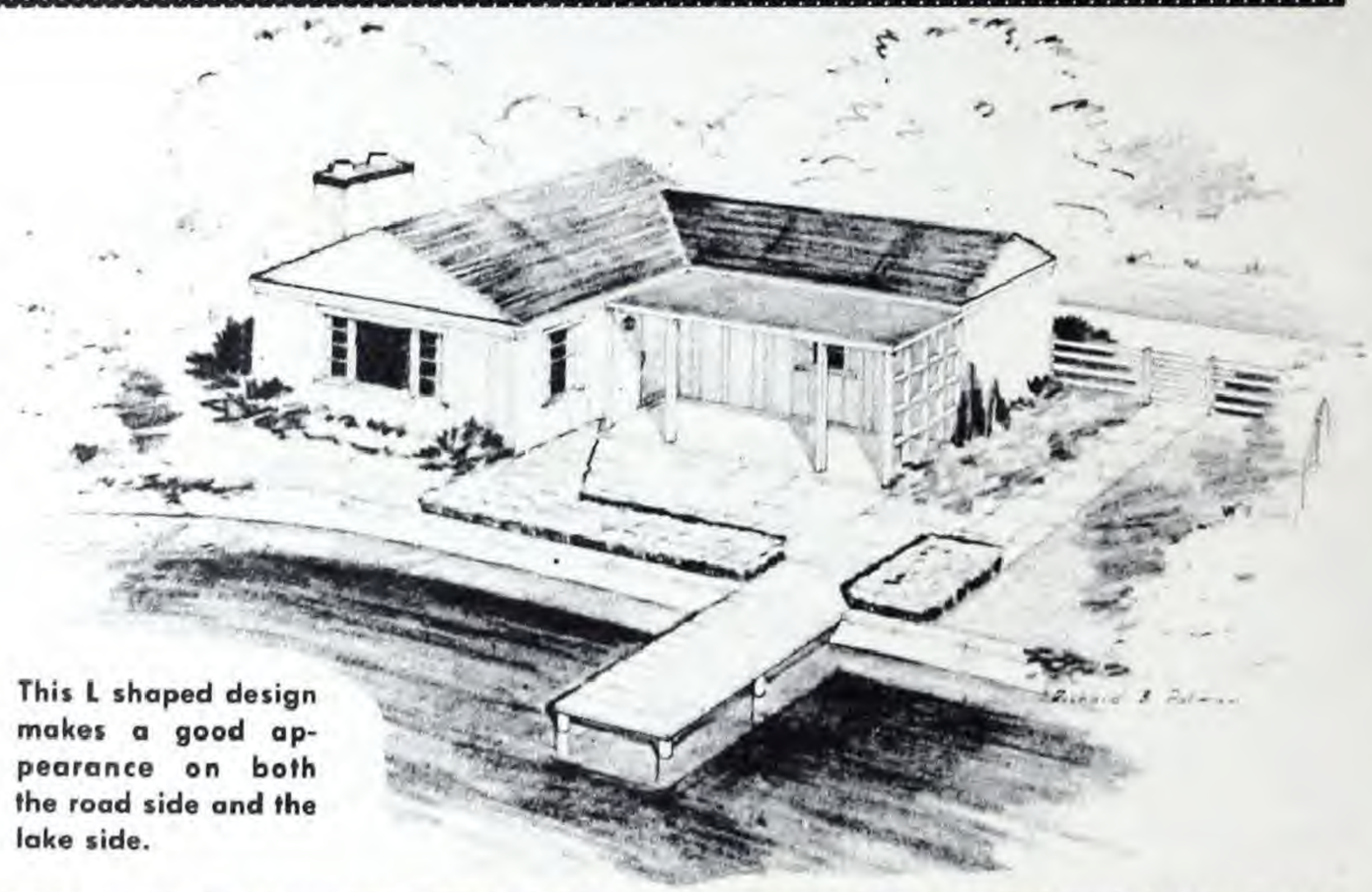


Look at the size of the living room, its wide glass area and the generous adjoining porch. The efficient kitchen-dining combination and the two double bunk rooms complete this picture of tranquil living.

DESIGN H-80

HOUSE 685 SQ. FT.—7,440 CU. FT.

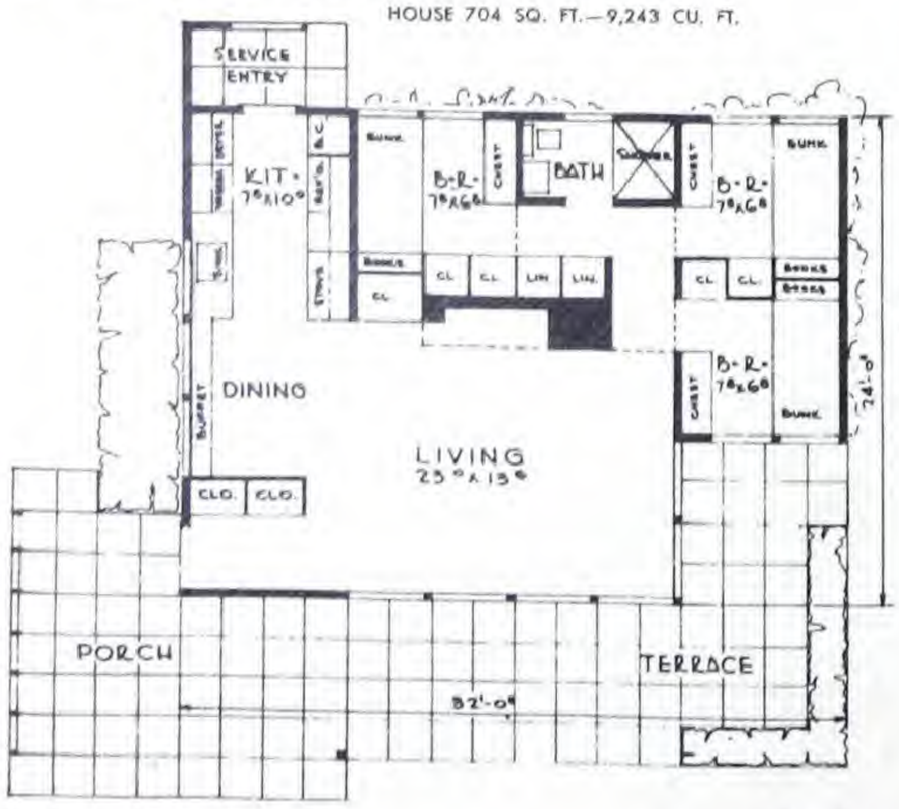




This L shaped design makes a good appearance on both the road side and the lake side.

DESIGN H-81

HOUSE 704 SQ. FT.—9,243 CU. FT.

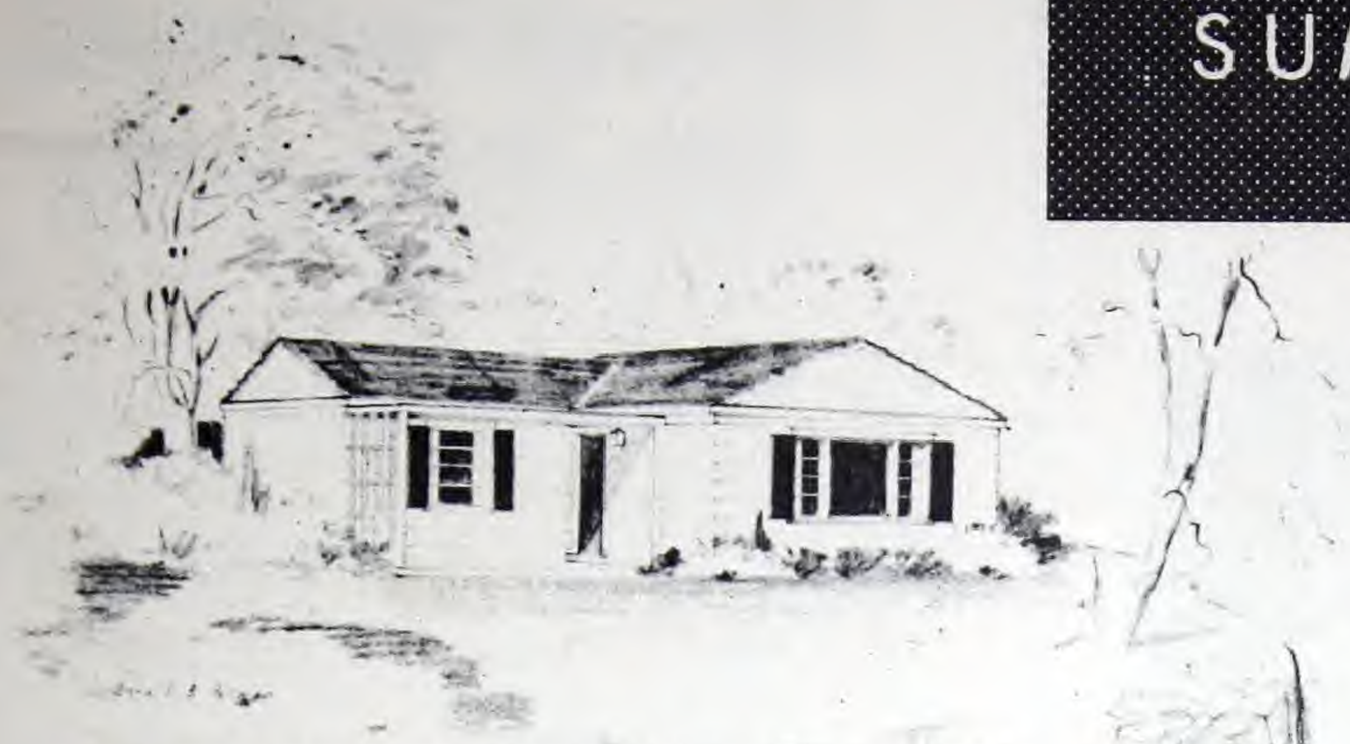


Because of the open planning of this design, the rooms just seem to flow into each other to assure an informal atmosphere for leisure living. An irregular fireplace; big windows that take you outdoors; a convenient porch; sleeping facilities for six; and loads of closets and built-ins are all included.

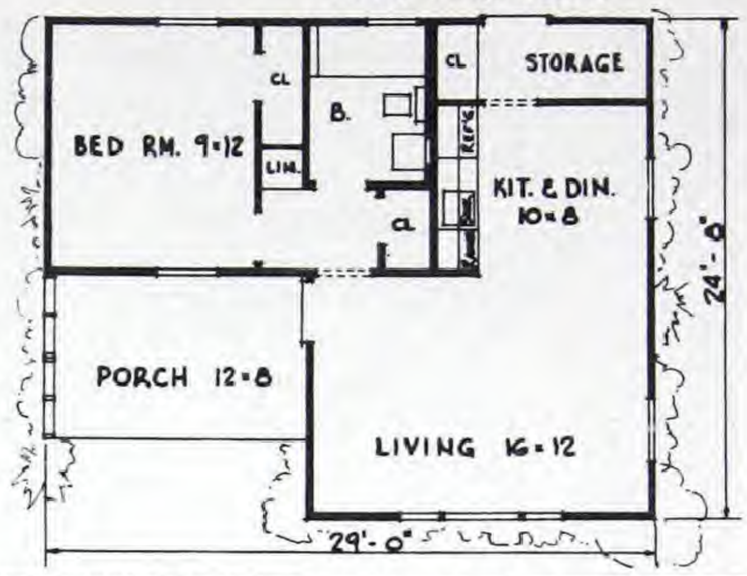
SUMMER RETREATS

DESIGN H-82

567 SQ. FT.—6,270 CU. FT.

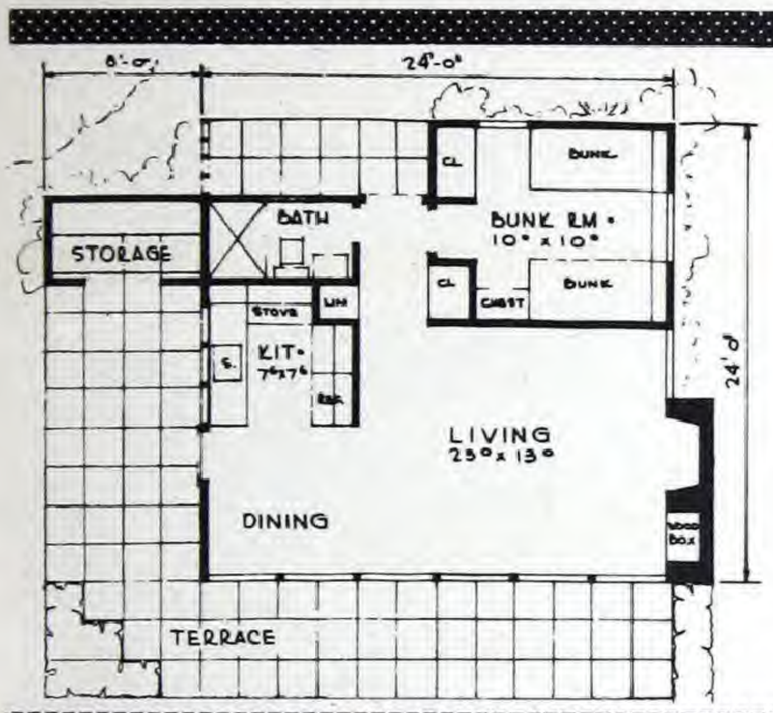


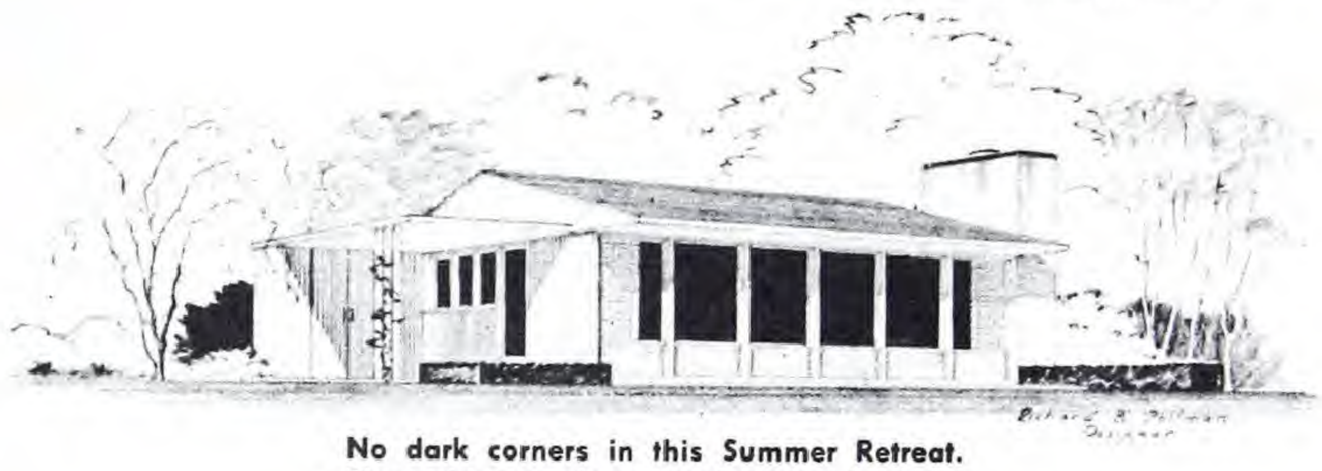
In this mountain lookout the kitchen is partially hidden and yet it is a part of the living-dining area.



DESIGN H-83

567 SQ. FT.—7,293 CU. FT.



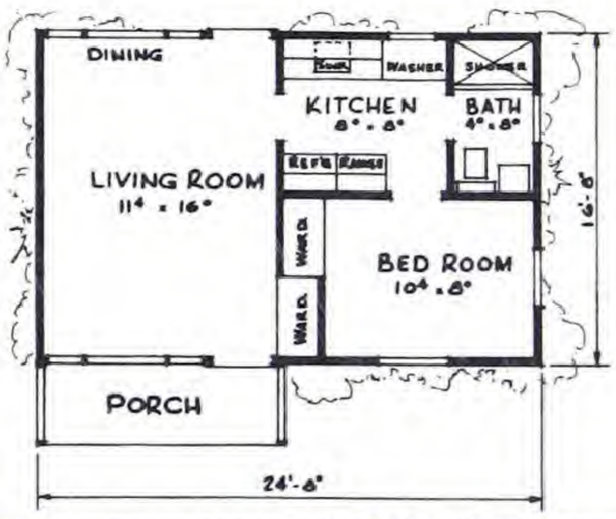


No dark corners in this Summer Retreat. The wide overhang makes it ideal for facing South.

DESIGN H-84

411 SQ. FT.—4,590 CU. FT.

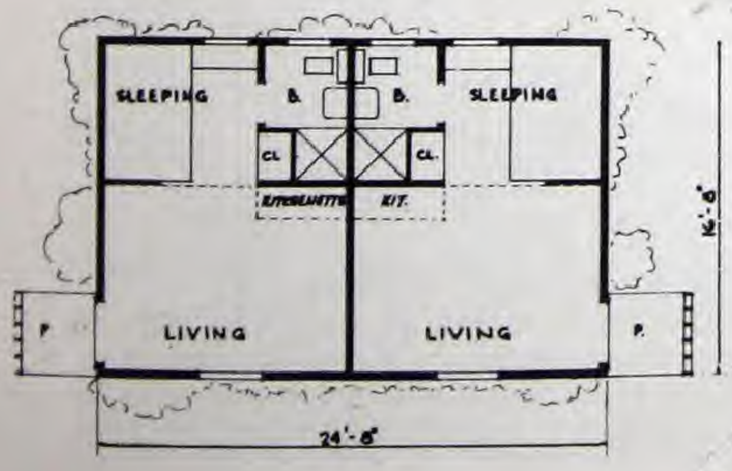
Not an inch of space is wasted in this design.



DESIGN H-85

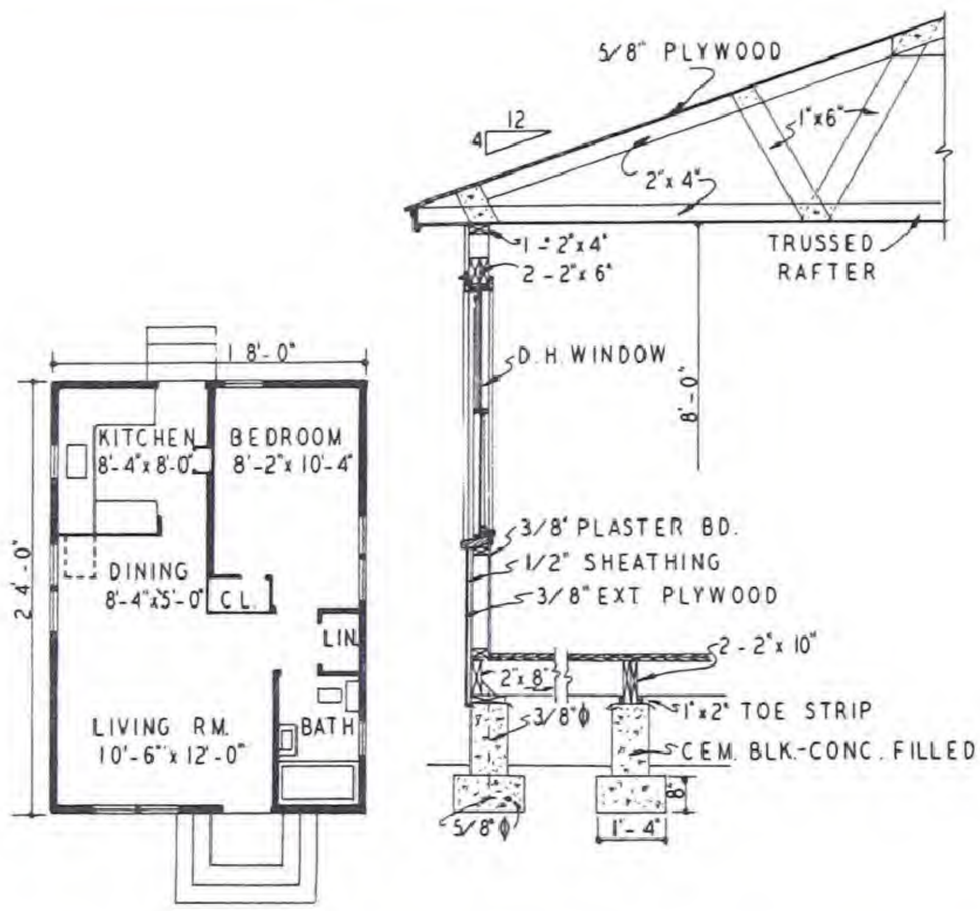
411 SQ. FT.—4,590 CU. FT.

A duplex roadside stopover that is economical to build. The covered entrances make this design seem wider.



HOMOGRAF HOME PLANNER - - -
2nd Edition EAST DETROIT, MICH.

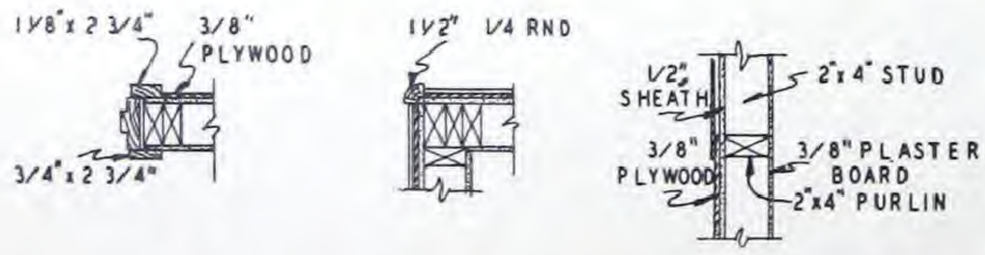
Market for Rentals In Resort Areas



MUCH CONSTRUCTION in Florida and other areas which cater to tourist trade is devoted to rental housing. Builders find a large market for the construction and sale of these structures.

Rendering and plan show a compact 18 x 24-ft. unit with all facilities necessary for temporary quarters. Rooms are small and compact without appearing crowded, and exterior makes a neat, trim appearance.

It is estimated by Arthur C. Austin of Zephyrhills, Fla., designer and builder, that this unit sells for approximately $4,500. A special feature which he has

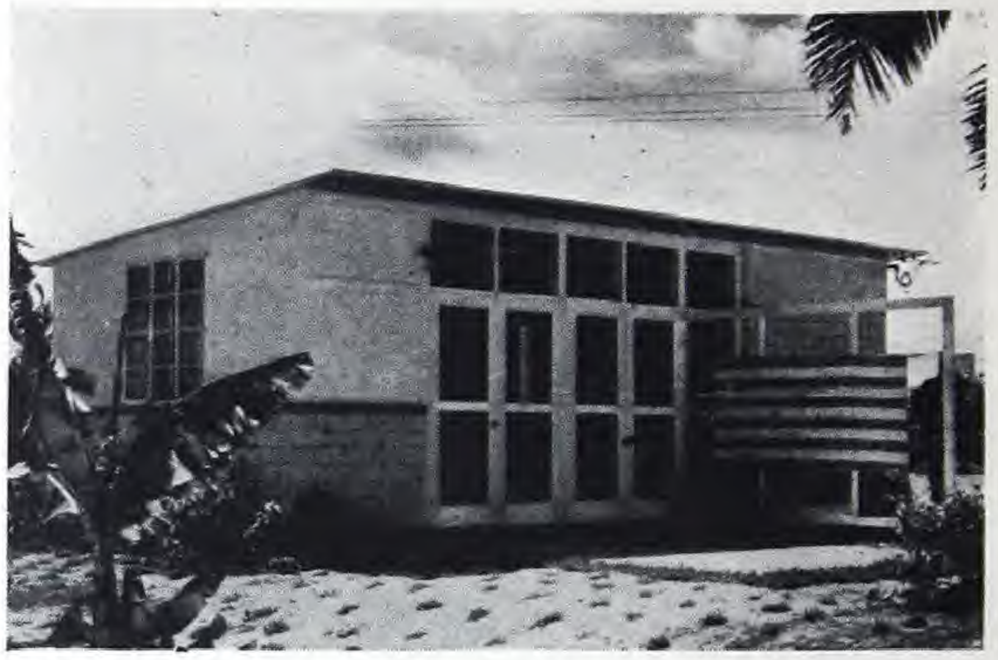


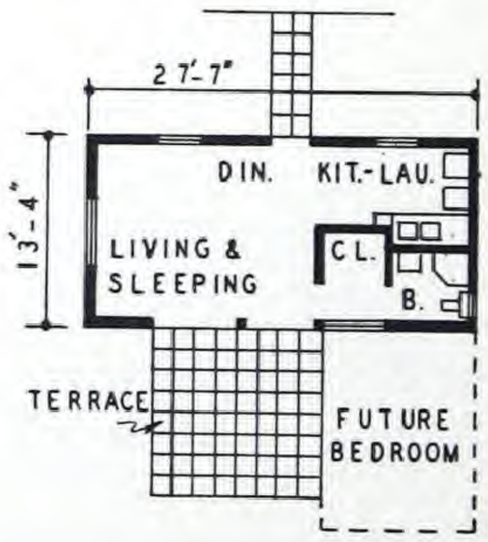
developed is the plywood top plate. Cut of ½-in. plywood 16-in. wide, it serves as top plate and soffit. To further reduce costs, the gypsum sheathing under the plywood siding can be eliminated.

Efficiency Apartments With "Home" Look

EFFICIENCY APARTMENTS, each on a 40′ x 50′ lot and selling for $4,995 are finding a ready market in the Miami Beach, Fla. area. Units are planned to fit the tourist trade for the most part; people who wish the privacy of individual living accommodations without the hindrance of heavy and extensive household duties. Called "Mansionettes", the apartments were designed by Robert M. Little, architect, and are being constructed by Wilbur L. Kroetz, Ft. Lauderdale builder.

Each apartment includes a kitchen, bath, and a living-bedroom; provided also are such complementary accessories as built-in bookcases, laundry facilities, general and closet storage space, and provision for indoor-outdoor living in the form of a tiled terrace just outside the rear door. Appliance equipment furnished includes electric range, refrigerator and water heater.





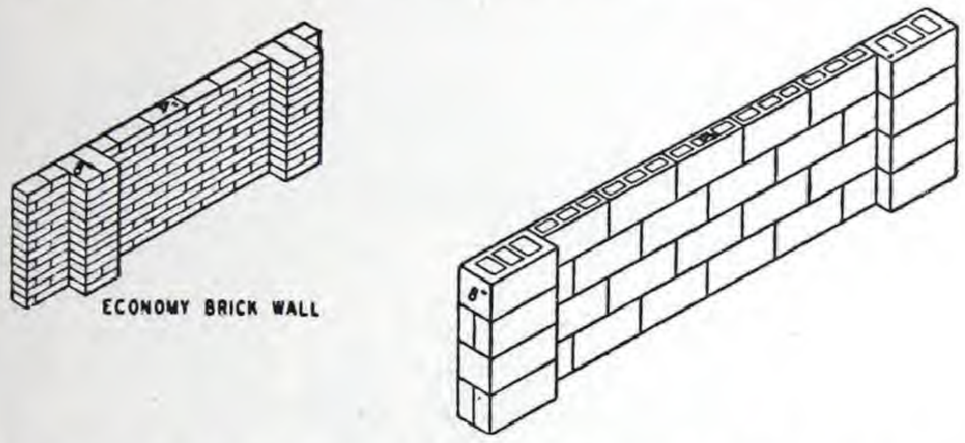
Completed Mansionette is shown above. Builders also plan to add bedrooms onto the basic efficiency units for $1,195 extra, thus making the cost of a one-bedroom apartment, $6,190, with all landscaping included. At left and below are plan and rendering of the Mansionette with bedroom included.

Reprinted from PRACTICAL BUILDER, CHICAGO 3

Low Cost Ideas for Summer Cottages

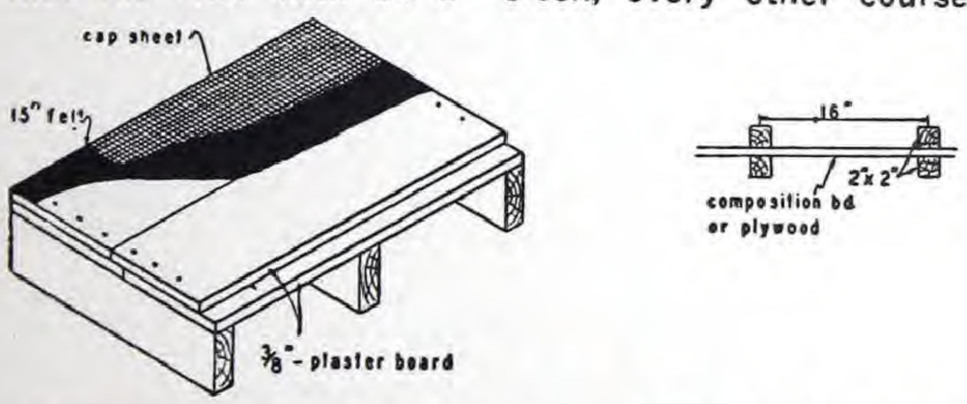
THOSE BUILDERS who are near lakes and summer resorts are already figuring plans for cottages. Because so much material is being channeled into permanent dwelling units, the builder who specializes in tourist camps or summer cottages may need to do a lot of substituting in order to get this business. Shown on this page are several methods that may be used to get economical construction.

In building cottages of this type, foundation posts can be of cedar or concrete set below the frost line. It is poor economy to use too few posts or piers. Sills may be of solid timber or built up from plank, spiked together and placed on edge. With built up sills, place joints over posts, and be sure they are of sufficient strength to carry the structure plus live and snow loads.



LEFT: Brick walls 4" thick, reinforced with pilasters, may be unfinished on the inside, or furring and conventional wall finishes may be applied.

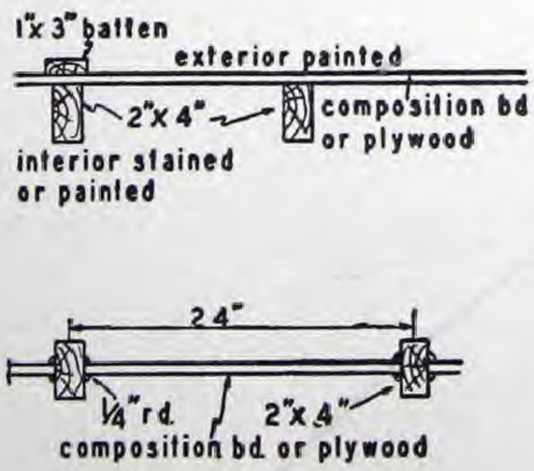
RIGHT: Concrete block walls 4" thick may be used in the same manner as the 4" brick wall. Pilasters are tied into the wall with an 8" block, every other course.



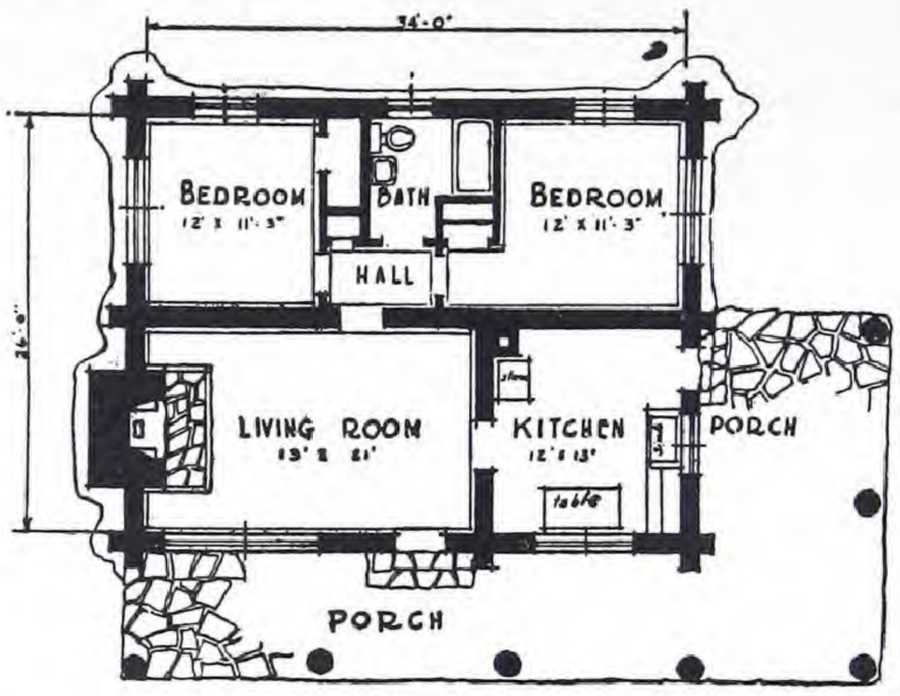
LEFT: Gypsum lath may be used as a roof covering, instead of wood sheathing, if the roofing material is to be cemented in place. If the rafters are not over 16" o.c. the lath will support a man's weight.

RIGHT: Composition board, supported between 2"x2" studs as shown in detail may be painted on both sides to achieve an attractive economical effect.

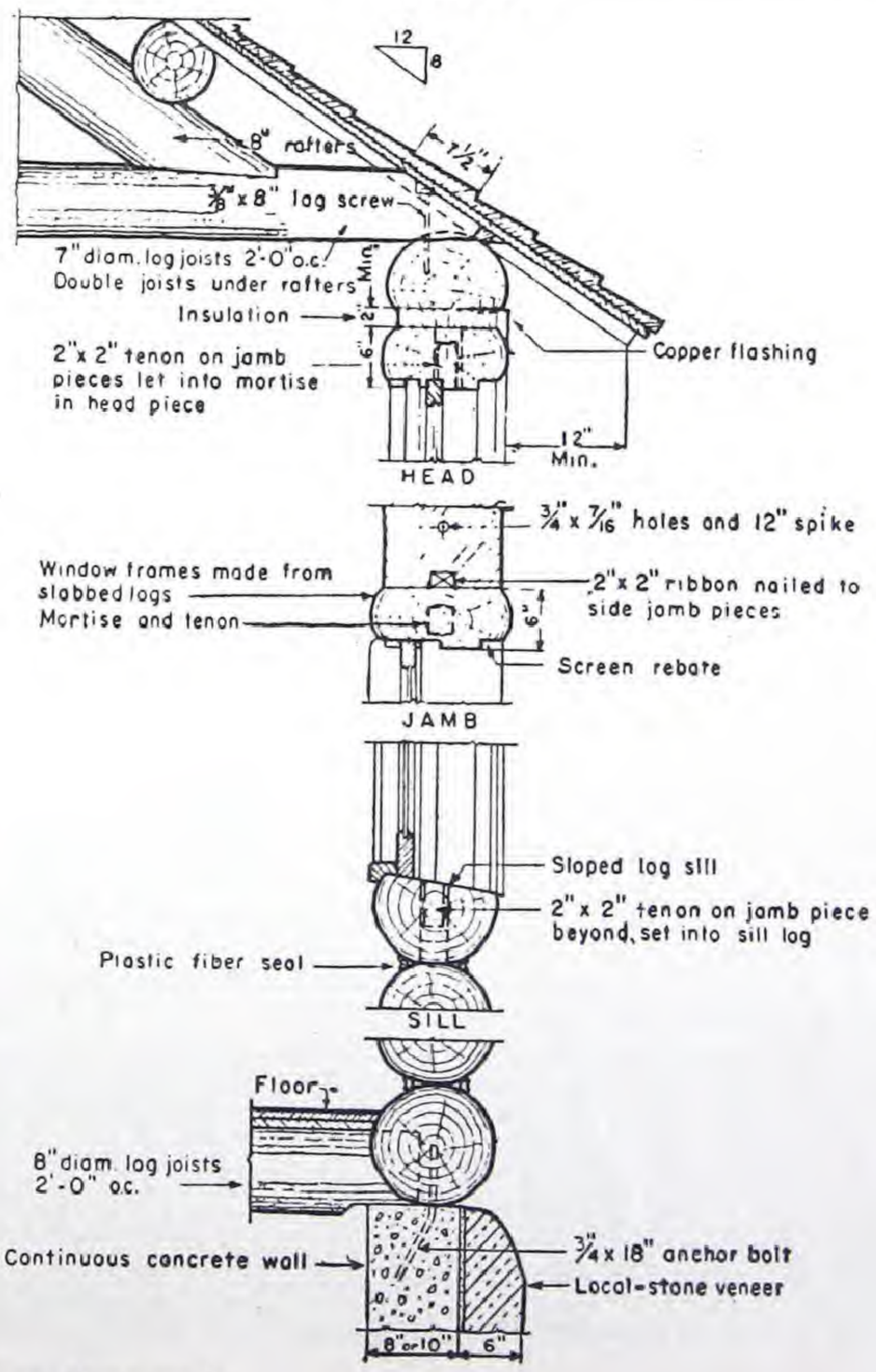
RIGHT: Composition board or plywood may be nailed directly to the outside of the studding, or used as panels between studs. Board should be painted thoroughly on both sides as soon as installed. If cement-asbestos board is used, it need not be painted.



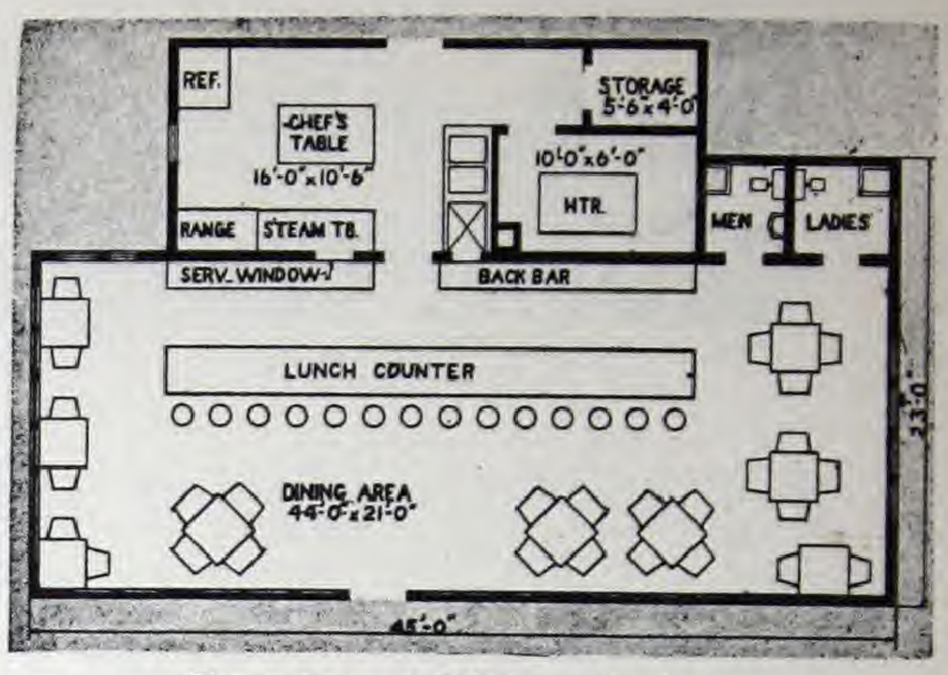
LOG CABINS



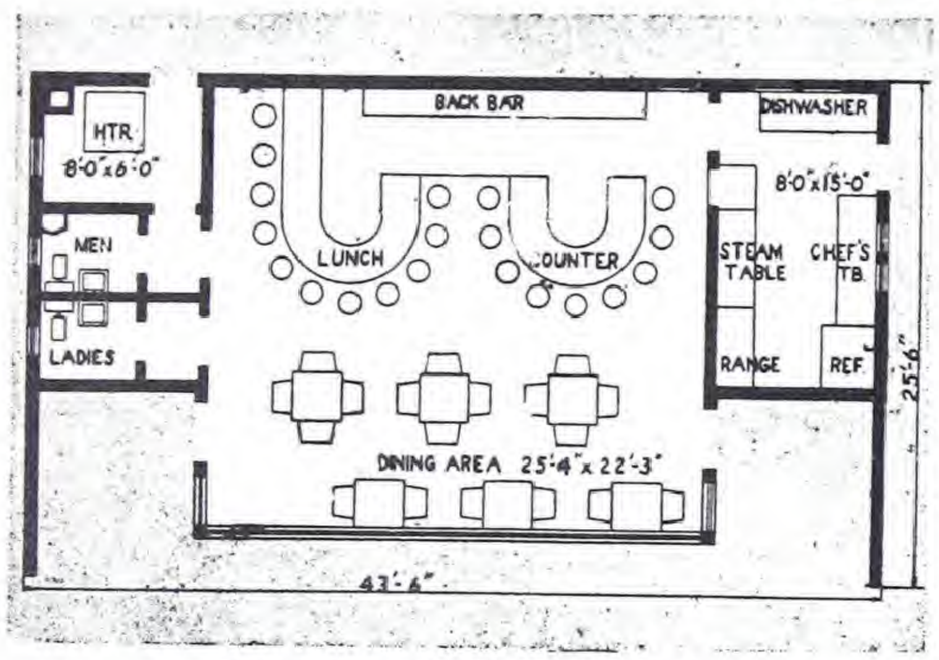
PLAN



Roadside Restaurants That Can Stop Traffic



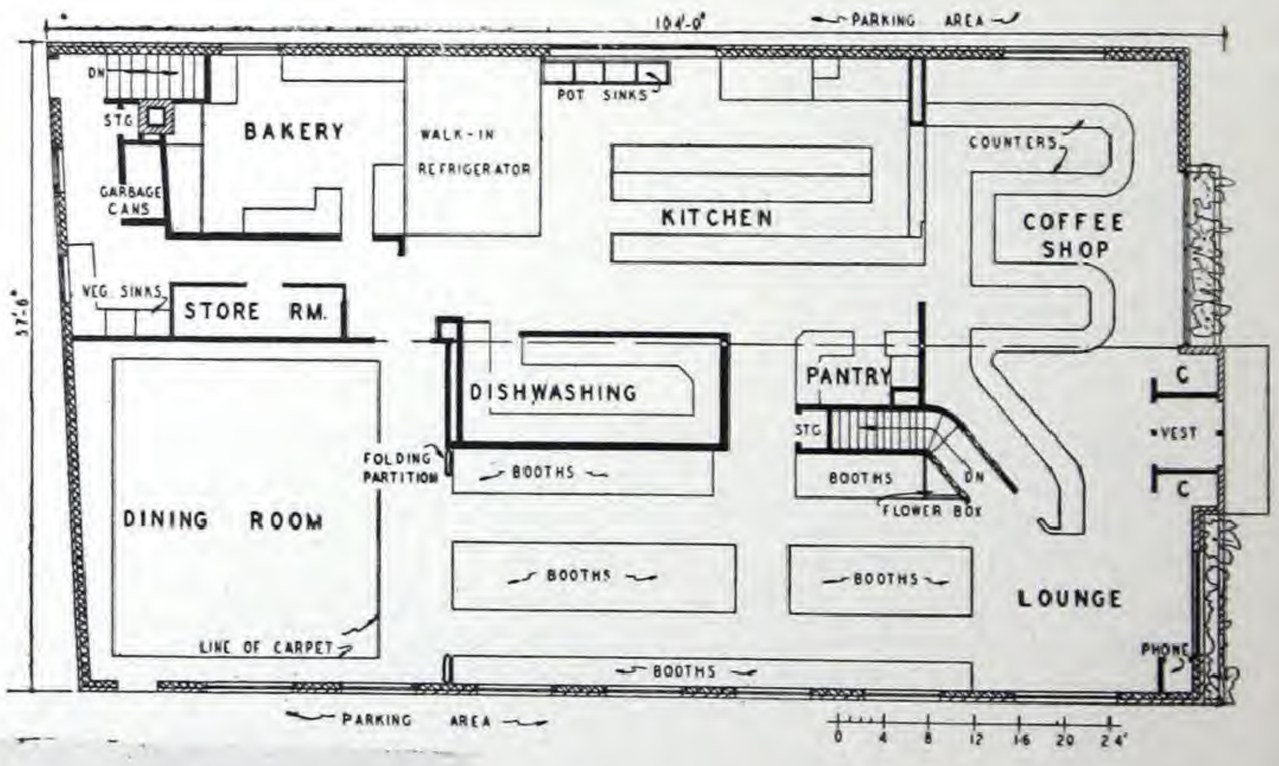
The rustic inn (LEFT) could be built of logs, of redwood siding, or even of brick veneer with a half-timbered effect. The many small-paned windows are in harmony with the general design. Interior finish might be knotty pine, wallboard, plywood or logs.



The modern grill (RIGHT) could be adapted to whitewashed brick, concrete block, lannon stone or plywood.

Restaurant Combines Efficiency with Charm

HOLLY HOUSE, INC., an eating establishment in downtown Grand Rapids, Mich., has just been completed at a cost of $200,000. The building's size is 57 ft. x 104 ft. Large windows are provided at the front, which faces east, and on the south side of the building. The kitchen, facing north, is well lighted by glass block.



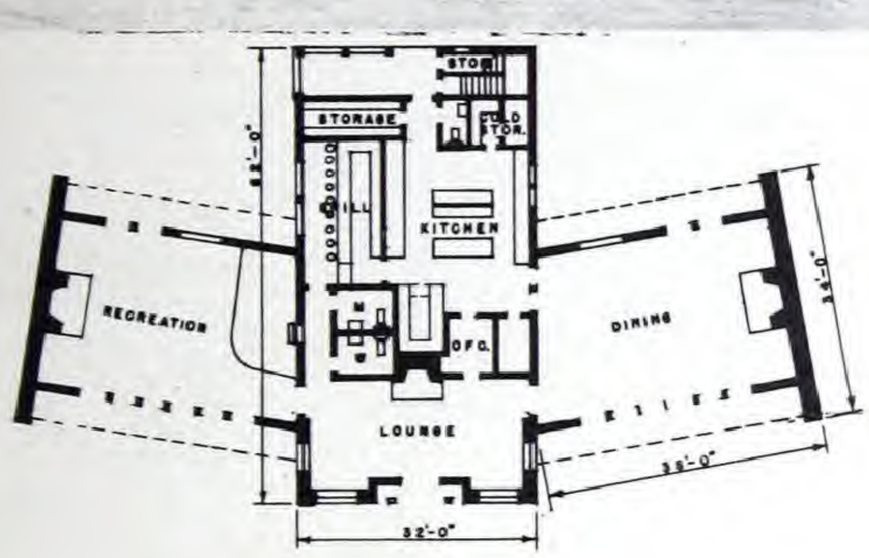
Plan above shows easy access of kitchen to all sections of the restaurant. One essential in restaurant planning that has not been overlooked is ample aisle space. A signal light notifies each waitress when her order is ready.

Front door and window trim of Holly House Restaurant are of wood painted white. Building is red brick with white mortar and a green tile roof.

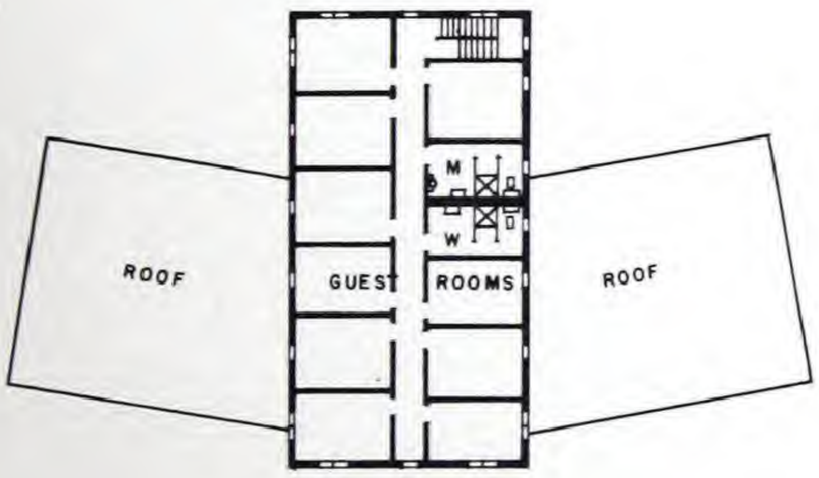
Reprinted from PRACTICAL BUILDER, CHICAGO 3

PLANS FOR VACATION BUILDINGS

SUMMER RESORT CENTER

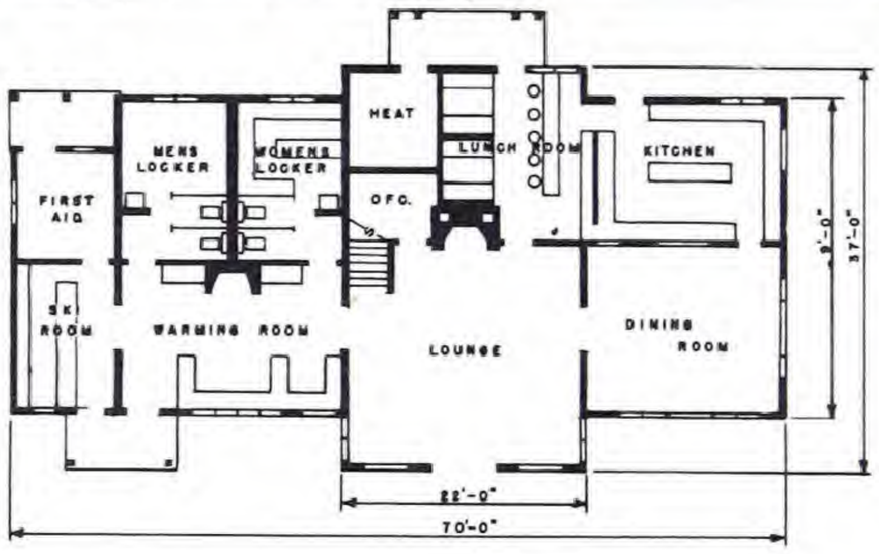


FIRST FLOOR PLAN

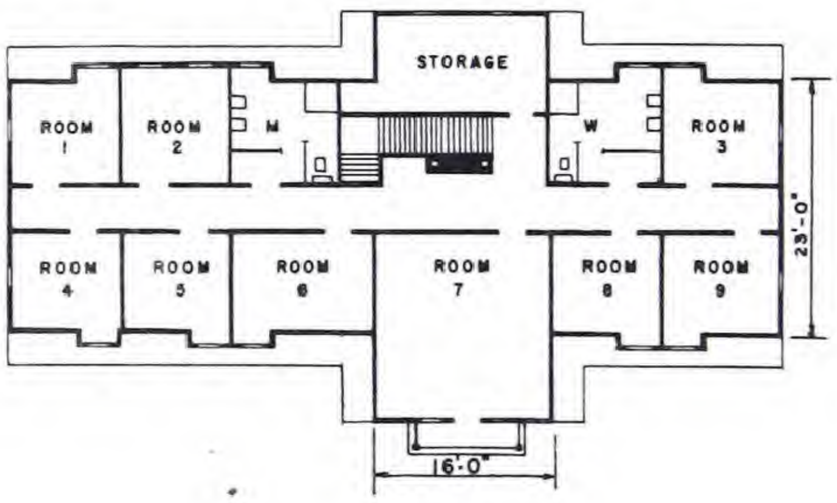


SECOND FLOOR PLAN

WINTER SPORTS LODGE



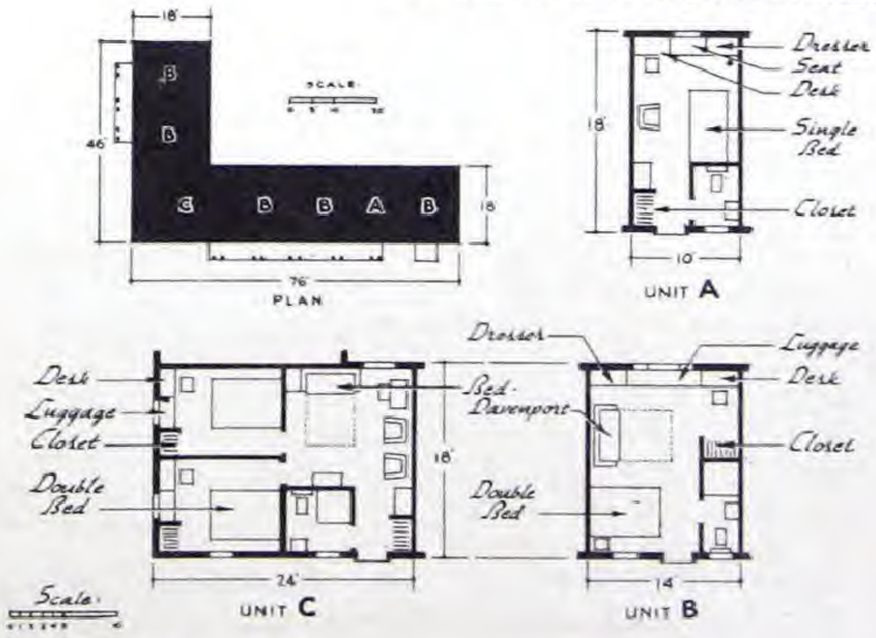
FIRST FLOOR PLAN



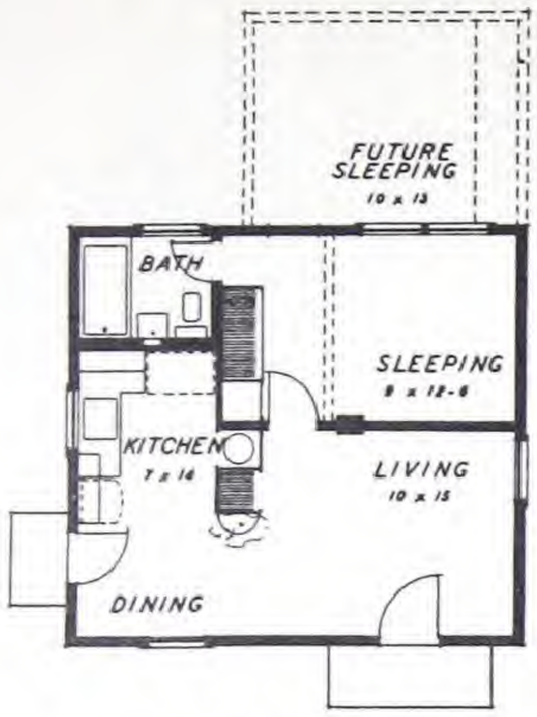
SECOND FLOOR PLAN

MOTEL

Michigan State College, East Lansing.

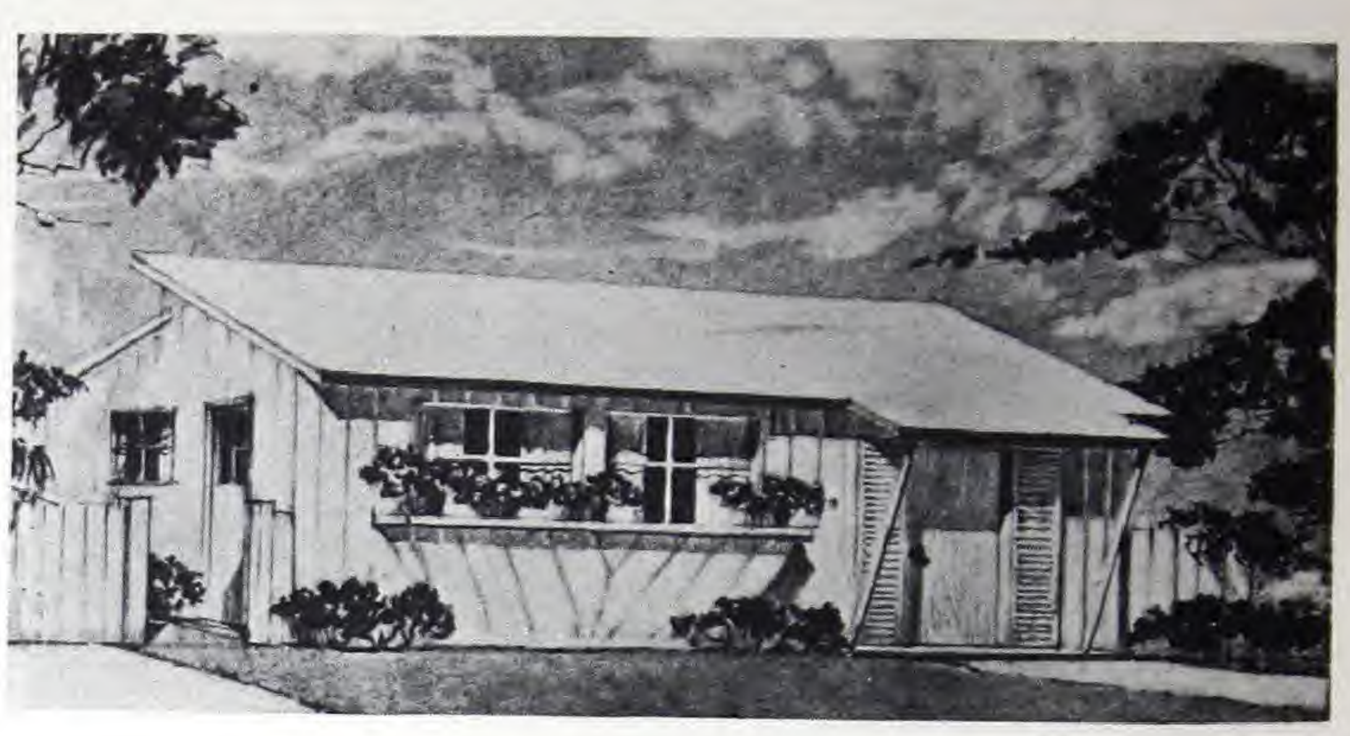


1 Plan + 6 Exteriors = Variety and Economy

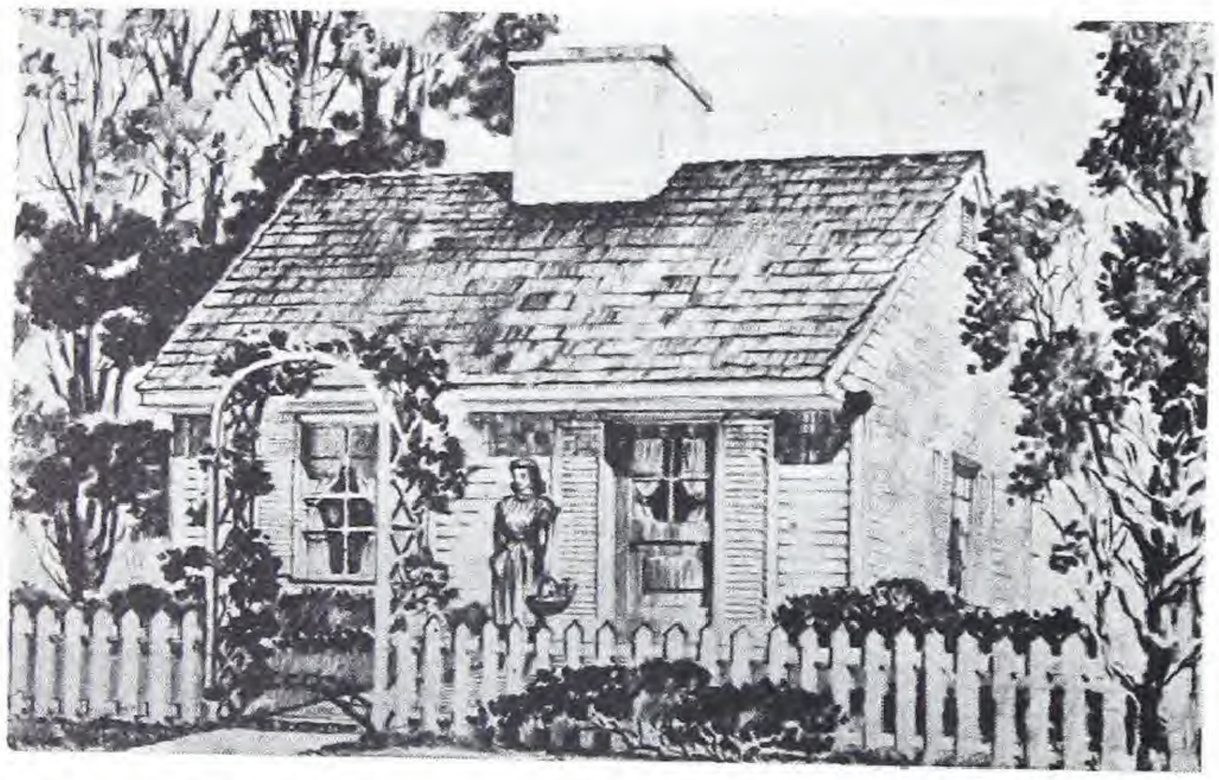


PLAN

Modern ranch type houses, such as design shown, have wide appeal in all sections of the country. Roof is steeply pitched at front.



This plan can be used with any of the 6 homes shown on these pages, all of different periods and different exterior appearance.



The conventional Cape Cod has an attractive archway entrance and white picket fence

Modern design is here accented by steep roof overhang and large clear glass areas.

New Orleans style of architecture is evidenced by ironwork on porch and long narrow windows.

The Monterey house with overhang extending across entrance and front windows is a favorite in the southwest.

This variation of the Cape Cod has a large bay window and dormer overhang.

Reprinted from PRACTICAL BUILDER, CHICAGO 3

"Big House" Living In 23′x25′ Cottage

THE DESIGN for a complete 5-room cottage which can be built on a small budget has been planned by Hazel Dell Brown, Bureau of Interior Decoration of Armstrong Cork Co., Lancaster, Pa., in collaboration with William E. Huber, A.I.A.

The keynote of the cottage is the utilization of every inch of space. Careful planning permits the house, which is 23′ x 25′ overall, to include such luxury features as a fireplace, nursery and dressing room.

Central "Living" Space

The central room, pictured at left, is given a particularly spacious feeling because of its high ceiling. The floor covering is Onyx Jaspe linoleum. Dining area is at terrace end of the room with a sliding door leading to the kitchen conveniently close by.

Below left, one corner of the room is illustrated transformed into a comfortable bedroom. Regulation folding bed is lowered from behind white panels beside the fireplace. Dressing room near the bed contains built-in wardrobe space running the entire length of one wall. Room is also equipped with two large closets.

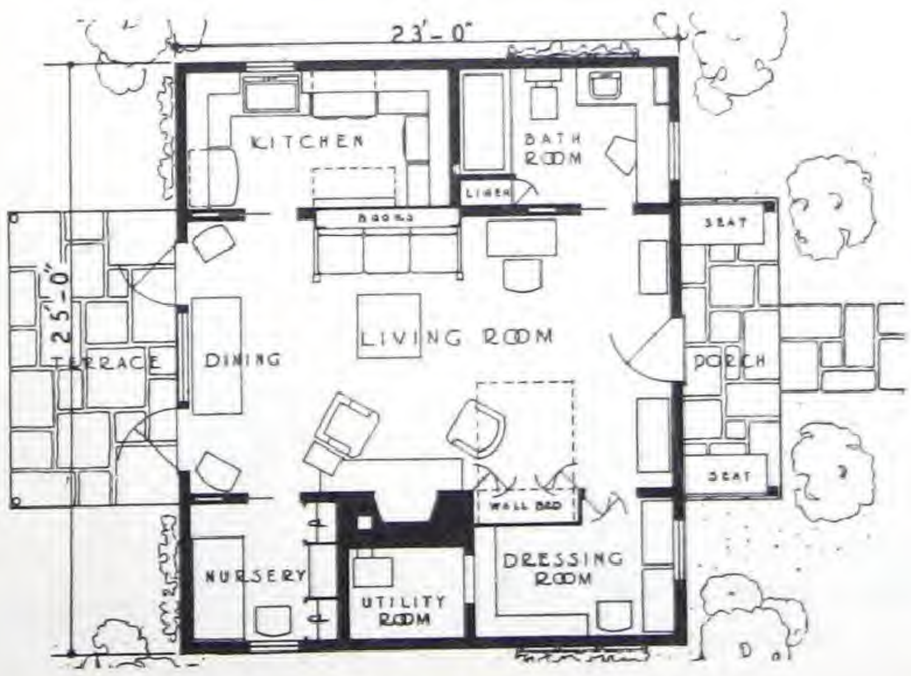
Utility Areas

Equipment in the kitchen has been arranged for step-saving efficiency. (See below, far left.) Room contains refrigerator, full-sized stove, wide sink, washing machine and two work surfaces. There are roomy wall cabinets, and a built-in drop leaf table provides handy eating space. The table and work surfaces are topped with terra cotta type linoleum.

Bathroom is also completely equipped with tub, shower, lavatory, toilet, linen closet, clothes hamper and large dressing table.

A booklet and sketch plans (not complete blueprints) of the cottage are available for 10c from Armstrong Cork Co., Lancaster, Pa.

Photographs by the makers of Armstrong's Linoleum, Lancaster, Pa.



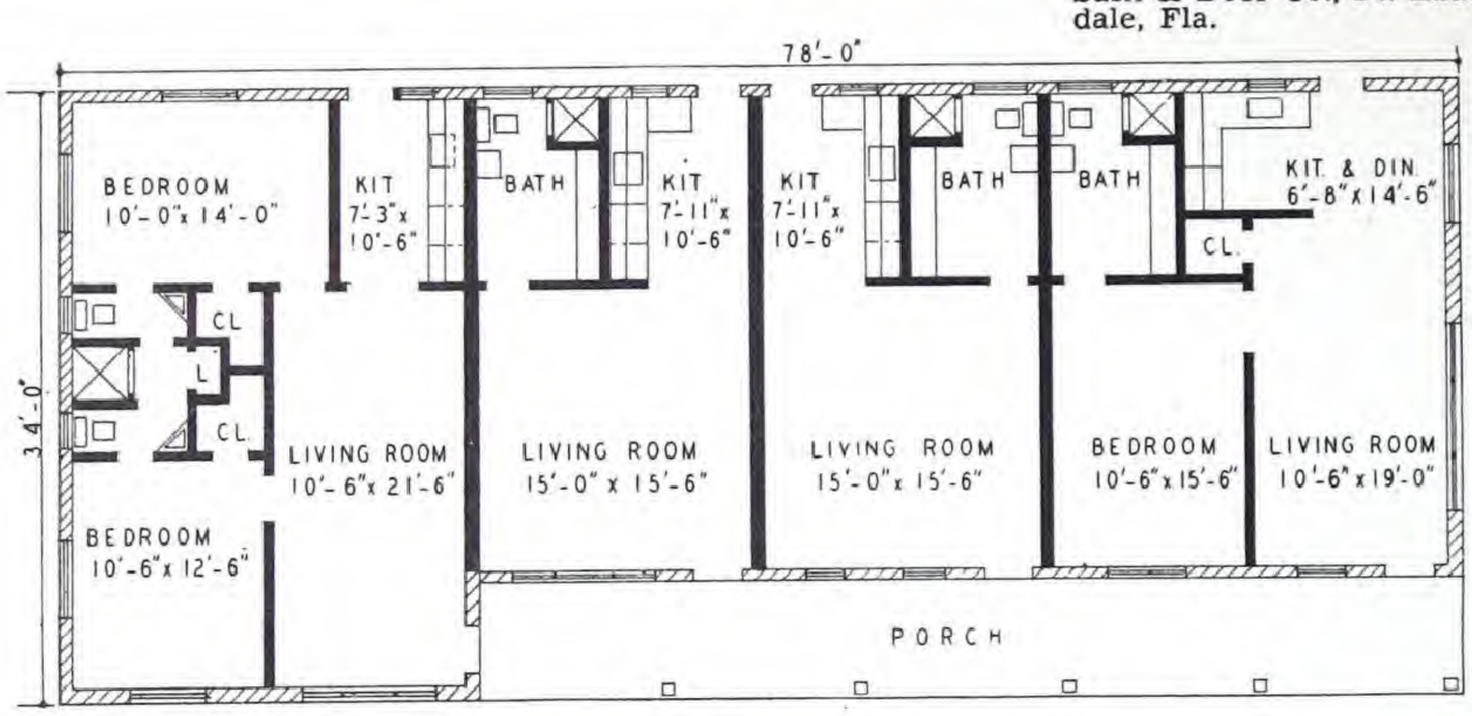
Plan shows easy access from various sections of the central room to each of the functions to which it is closely allied. Although nursery is close to living area, it is far enough away from household activities to make it a quiet room. A door in the rear wall of the dressing room closet leads to the utility furnace room.

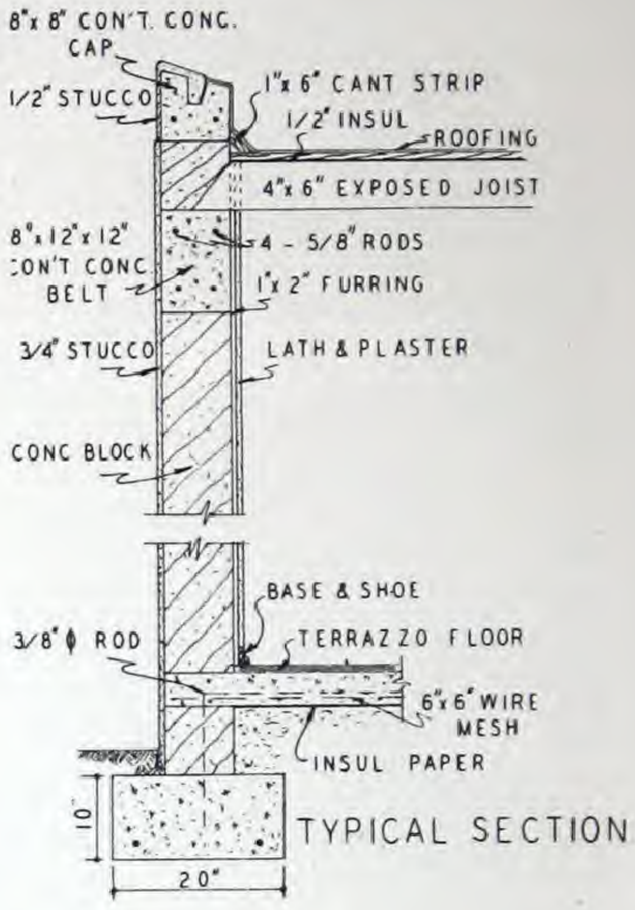
Awning-Type Windows, Louvered Doors Provide Ample Ventilation

This attractive structure houses two 1-room kitchenette units, a 1-bedroom and a 2-bedroom unit. Built by Carl G. Harding, realtor-builder of Ft. Lauderdale, Fla., and designed by Architect Buy Platt Johnson of the same city, the building is particularly adaptable to either transient or semi-permanent occupancy, such as might be found in resort cities.

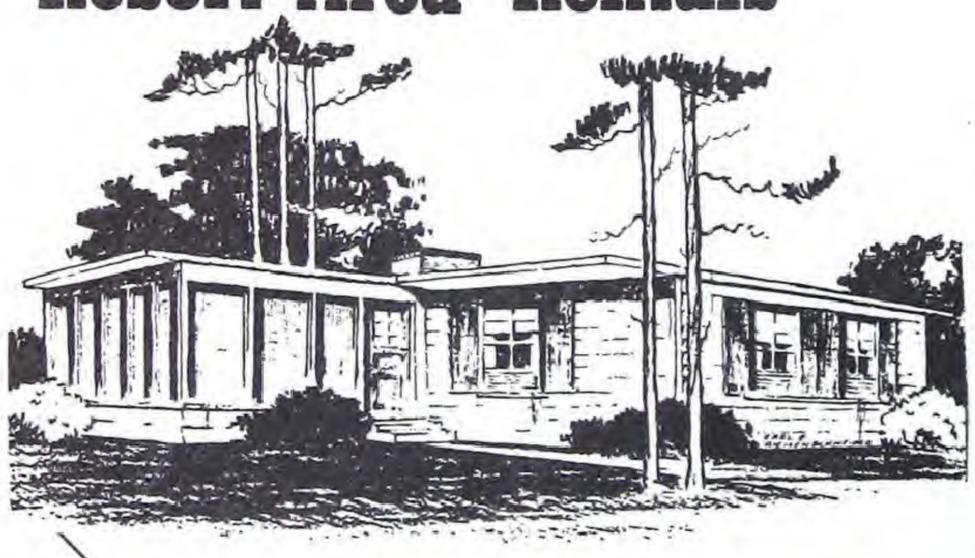
The exterior in light brick and stucco is unusually striking because of the checkerboard pattern landscaping where squares of grass alternate with concrete slabs. To provide as much airiness as possible for combatting summer heat, windows are simultaneous-operating awning units; front doors are louvered; rear doors are combination type.

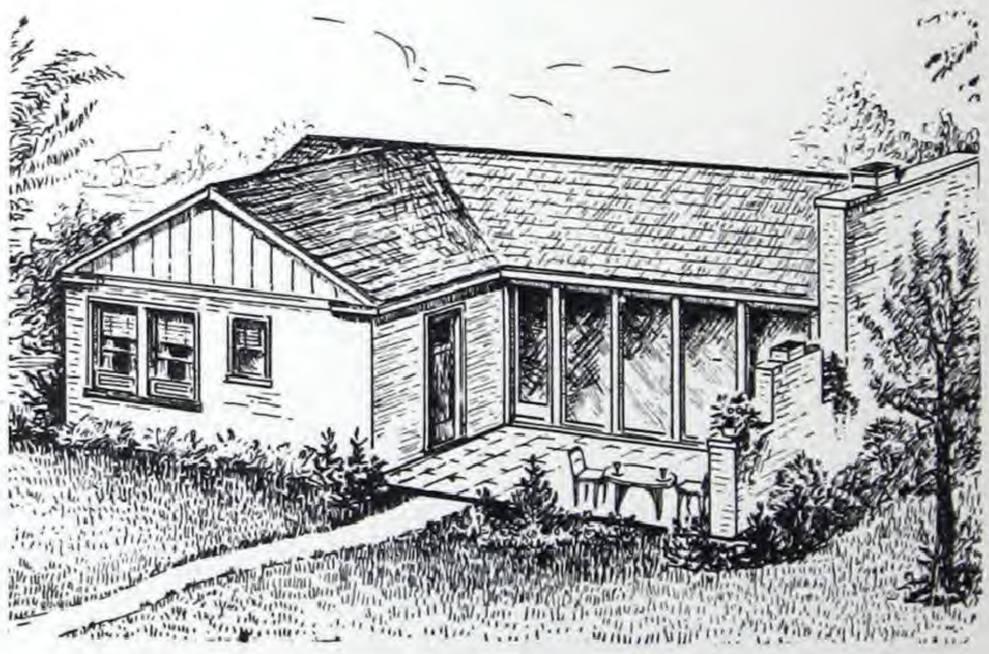
Photo courtesy Gate City Sash & Door Co., Ft. Lauderdale, Fla.

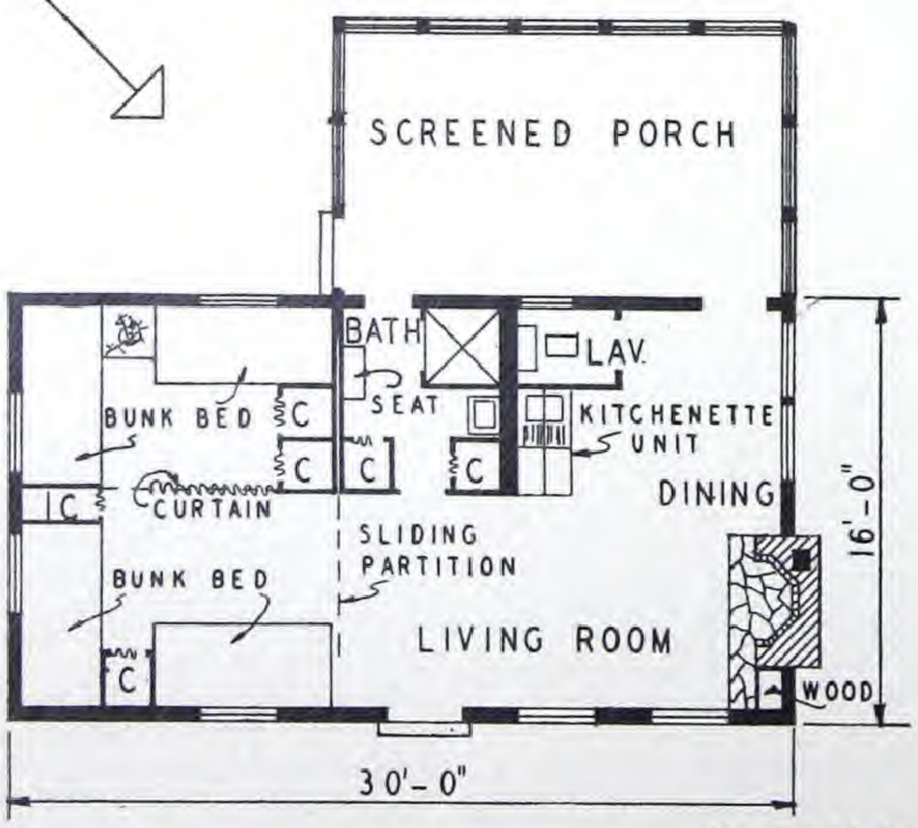


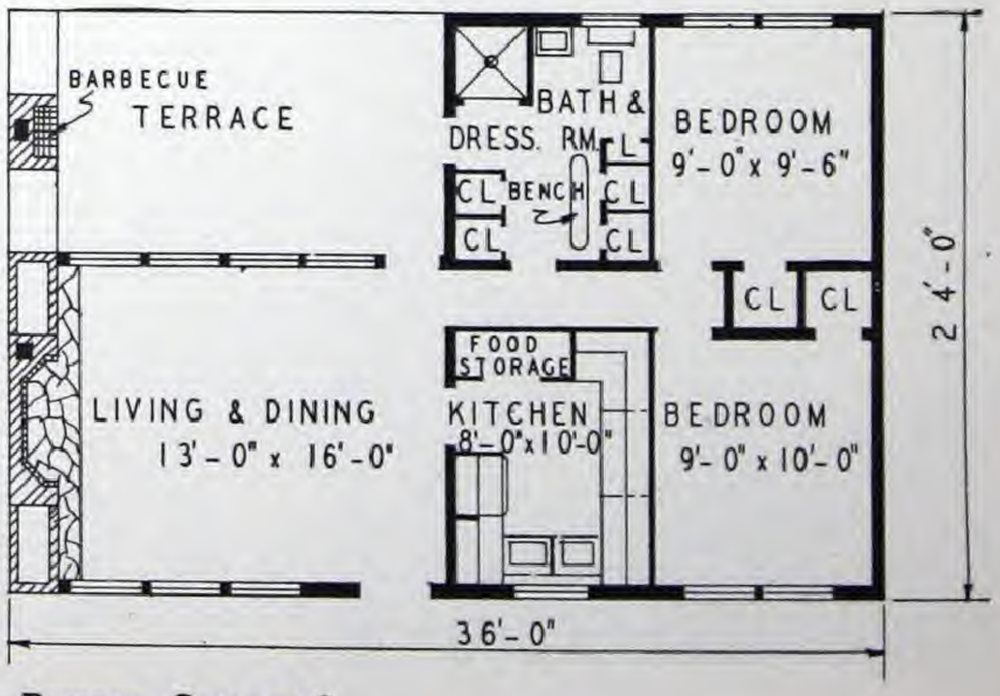


Resort Area Rentals







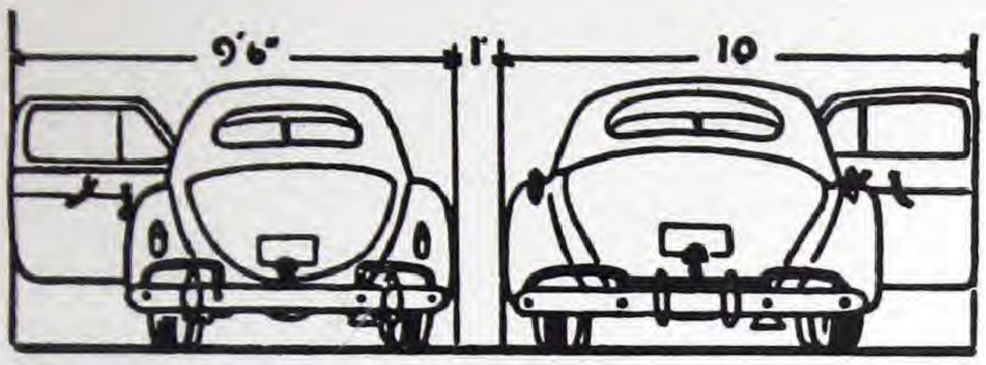


Reprinted from PRACTICAL BUILDER, CHICAGO 3

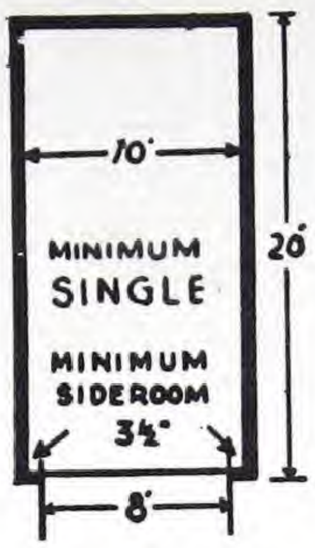
SPECIFICATIONS and PLANNING DATA

Garage and Driveway Dimensions

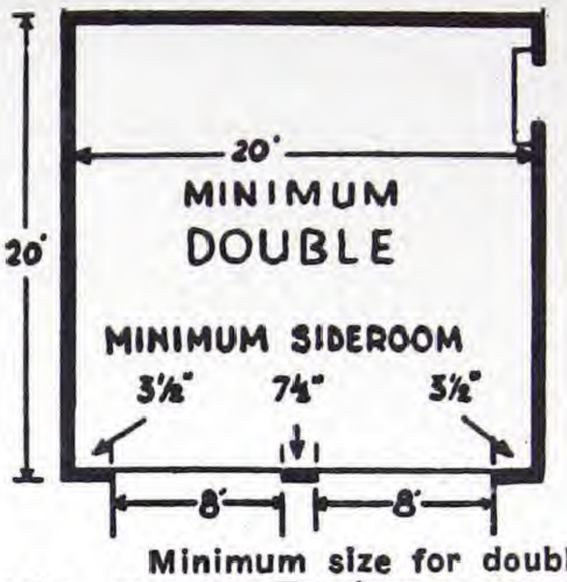
GARAGES MUST BE OF ADEQUATE SIZE to accommodate the larger modern automobiles and to afford adequate space for easy entrance and exit from the car when it is in the garage.



For convenience in getting in and out of cars in the garage allow enough width for one door to open without touching walls. Dimensions shown are approximate. At least one foot clearance between cars should be planned.



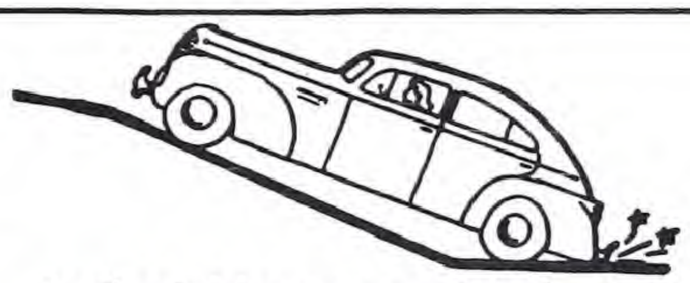
Minimum size for single garage. A larger car may need more space. Plan allows storage on deck above car but none at sides or end. Dotted lines show extension for storage.



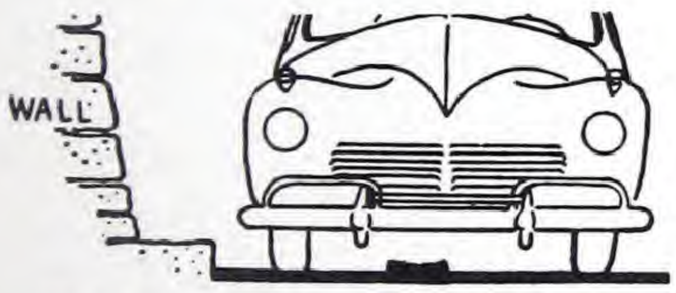
Minimum size for double garage. For larger cars it may be necessary to add one foot to each dimension. Dotted lines show extension for storage. Garage should be at least 18 inches longer than length of car.

DRIVEWAYS

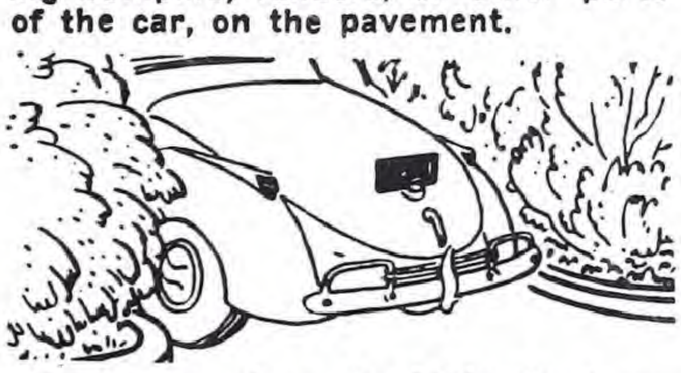
Garage driveways should be considered when planning the garage. Ample width, turning area and additional parking area should be provided. Slopes should be held to a minimum.



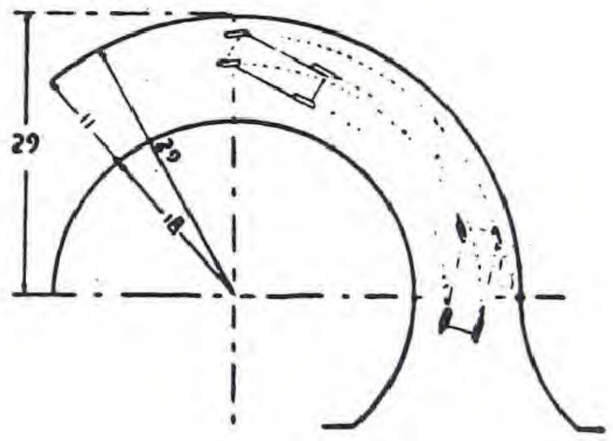
Inclined driveways must be kept as gradual as possible to eliminate scraping bumpers, fenders, or other parts of the car, on the pavement.



If the driveway has a retaining wall or other close obstacle, a curb at the base will guide the wheels to prevent scraping fenders.

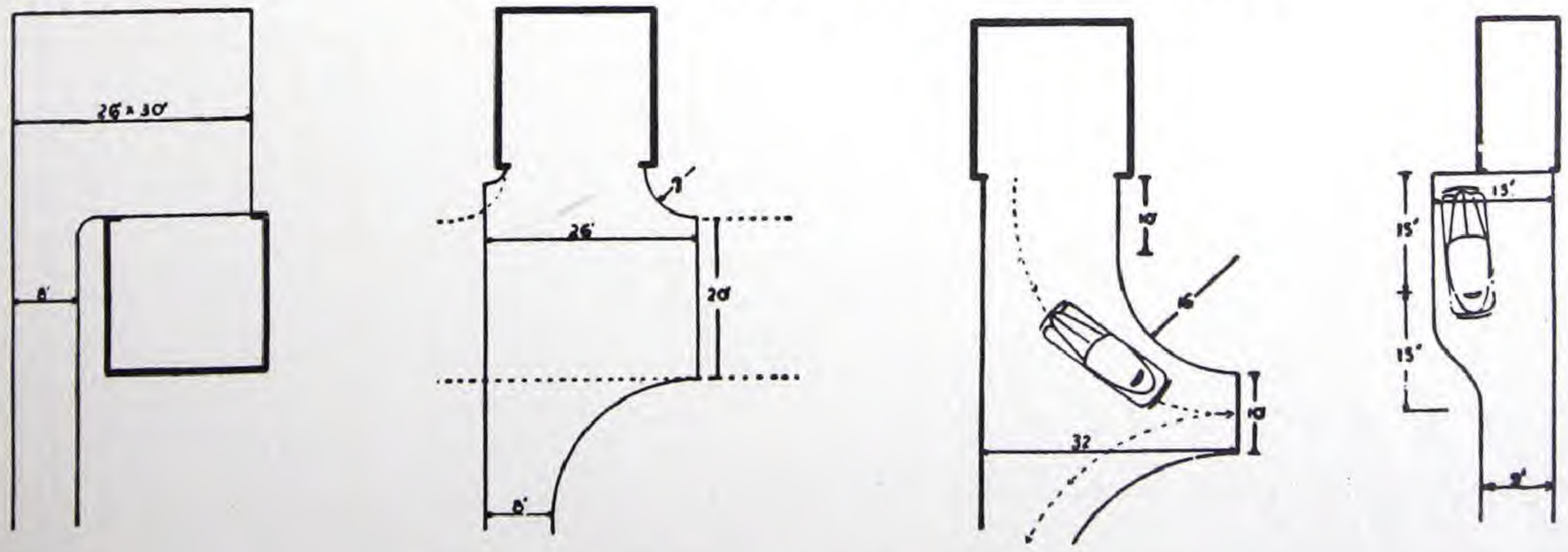


Driveway view should be kept unobstructed for safety. High bushes and trees obstruct the view of approaching pedestrians and vehicles.



The smallest outside radius of a curved driveway is 29 ft.; the smallest inside radius is 18 ft. If space is available, increase both radii.

SIZES FOR VARIOUS TYPES OF DRIVEWAYS



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